

**35 Ninth Avenue, Kedron, Qld 4031**



**House For Sale**

Friday, 3 November 2023

35 Ninth Avenue, Kedron, Qld 4031

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 396 m2**

**Type: House**



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## Offers Over \$995K!

Perfectly positioned in the sought after Avenues of Kedron you'll discover this cute, character filled Queenslander that is comfortable as is, yet provides you the opportunity to renovate and refurbish to your own personal style. Boasting the perfect northly aspect to capture the cooling summer breezes this home offers:

- Neat and tidy functional kitchen with dishwasher, 600mm upright stove with 4 burner gas cooktop, plus ample cupboard and bench space
- Two separate living areas featuring high ceilings, VJ walls and honey coloured timber floors. Check out the floor plan!
- Large dining area off the kitchen
- 4 bedrooms (2 doubles, 2 singles). Both the double bedrooms have floor to ceiling built in wardrobes and 3 out of 4 bedrooms are air conditioned for year round sleep comfort
- Neat and tidy colonial style bathroom with shower over bath combination
- Northeast facing wrap-around verandah captures the prevailing summer breeze and offers a space to entertain and relax all year round.

Positioned on a low maintenance 396m<sup>2</sup> corner lot and just an easy stroll to local schools (Kedron State Primary, Kedron and Wavell State High, Padua, Mt Alvernia and St Anthony's Private Schools). Approximately 250 metres to acres of parklands, kilometres of walk and bike paths that meander along the Kedron Brook. Coles of Kedron is within easy reach and you'll also be perfectly positioned to take advantage of transport infrastructure including the Northern Busway, Airport Link and Clem 7 Tunnel network.