

37 & 39 Broughton Road, Kedron, Qld 4031



House For Sale

Monday, 6 November 2023

37 & 39 Broughton Road, Kedron, Qld 4031

Bedrooms: 6

Bathrooms: 2

Parkings: 4

Area: 1240 m2

Type: House



Jackson Oram

0411584585

For Sale

Opportunities like this are often sought but seldom found amongst the desirable streets of Kedron's Padua Precinct. Located only a short stroll from the popular College is not one but two original 1930's Gabled Queenslanders being sold in combination by the same owner. The next lucky owner will be able to take advantage of the rectangular 1240M2 of LMDR Zoned land to maximize the potential of this property with a subdivision or townhouse development subject to council approval. The Block These two Square 620M2 blocks combine for a 49.6M frontage on Broughton Road and 25.3M frontage to Mitchell Street. Both homes are present in the 1946 Aerial Photos so will likely need to stay on the block but would likely be approved to be moved to maximize available space. 37 Broughton Rd This triple gabled 1930's Queenslander is in mostly original condition and has all the charm you expect from a classic hardwood home of that era. High ceilings, Vj Walls, Solid hardwood floors, Separate living and Dining rooms and a spacious sunroom or third bedroom. It only takes a short stroll up the street to give yourself plenty of inspiration for what can be done after raising and renovating a gorgeous home like this. The fully concreted under house space is home to the laundry and the perfect storage space. Currently tenanted for \$430PW on a periodic lease. 39 Broughton Rd (1 Mitchell St) Located on the corner of Broughton Rd and Mitchell Street this triple gable Queenslander is a little different to its neighbor with a pressed metal roof and fully enclosed under house storage and laundry space. The same quality hardwood construction and mostly original fixtures and fittings are found throughout but with different floorplans and mirrored kitchen and living areas. Currently tenanted for \$450PW on a periodic lease. Genuine sellers are downsizing their portfolio and seek offers from serious buyers to secure both properties in combination. Contact Jackson now register your interest. Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.