

**40 Mellor Street, Kedron, Qld 4031**

Place. 

**House For Sale**

Thursday, 29 February 2024

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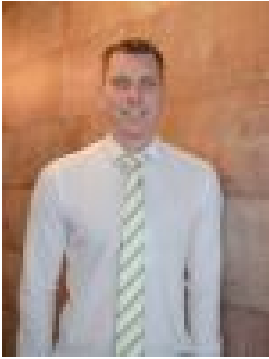
**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Matthew Jabs  
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## Offers Over \$1,600,000

Welcome to 40 Mellor Street - An immaculately presented Queenslander situated on the high side of Mellor Street capturing sweeping views of the suburb and beyond to the CBD. Set over two functional levels with an open plan layout this family residence offers multiple living areas with seamless connection between the indoor and outdoor spaces, ideal for entertaining. Commanding a superb street presence, buyers will appreciate the charming façade and original features throughout including hardwood timber flooring and ornate ceilings. As you enter the home, you'll be welcomed by a light filled living room which opens to a dining room and entertaining deck. The well-appointed kitchen has been beautifully renovated offering a gas cooktop, wine fridge, dishwasher, ample cabinetry, all overlooking the dining room and deck. The beautiful undercover deck provides an additional space to entertain and offers direct views of the expansive swimming pool and fully fenced backyard. The upper level also comprises of two bedrooms, a study and bathroom with separate toilet facility. Downstairs, there are two additional bedrooms, a living room, utility space/home office with separate entry, bathroom, and laundry. For buyers looking to secure a charming home in the heart of Kedron, just moments to parks, bike paths, cafes, schools, and transport, this is your opportunity. The home itself features:

**Upper Level:**

- Open plan living area with hardwood timber flooring, high ceilings, VJ walls, picture rails and air-conditioning, all opening out to the dining room and kitchen and out to the undercover deck.
- Modern L shaped kitchen with breakfast bar, European appliances, wine fridge, gas cooktop, dishwasher, and ample cabinetry, all opening out to the stunning back deck area.
- Large undercover back deck overlooking the fully fenced backyard and pool area.
- Master bedroom with air-conditioning and expansive walk-in wardrobe.
- Second bedroom with sleepout or office and access to bathroom.
- Front balcony with views to the city.

**Ground Level:**

- Large rumpus room with separate access.
- Two additional bedrooms with built-in wardrobes.
- Home office with separate access.
- Main bathroom with separate toilet facility.
- Oversized laundry room with side access.
- Back patio all tiled and undercover.

**Additional information:**

- 607m<sup>2</sup> parcel of land with north facing backyard.
- Air-conditioning and ceiling fans through-out.
- Large backyard area with large outdoor pool deck, ideal for entertaining all year round.
- Expansive in-ground salt-water swimming pool.
- Double lock-up garage.
- Fully fenced allotment.
- Back shed with huge storage and additional workshop.

Kedron is conveniently located just 7 kilometres from Brisbane's CBD and is well serviced by major transport and road infrastructure, including the Northern Bus Way, Clem 7 and Airport Link Tunnels, allowing you to get to where you need to be in no time. Westfield Chermside and Centro Lutwyche are only 5 minutes away as are the beautiful walking and bike ways of the popular Kedron Brook. Promising a genuine family lifestyle with an unmatched amount of growth and prosperity whilst located within one of Brisbane's most sought-after enclaves, 40 Mellor Street is an incredible home well worth your viewing. For further details please call Matthew Jabs on 0422 294 272 or Ross Armstrong on 0409 299 653 for further details.

**\*\* Disclaimer\*\*** This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.