

41 Sport Street, Kedron, Qld 4031



House For Sale

Wednesday, 8 May 2024

41 Sport Street, Kedron, Qld 4031

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 607 m2

Type: House



Brooke Copping
0431067766

Auction

Positioned within walking distance to the Kedron Brook, this low-set post-war home provides opportunities limited only by your imagination. You have the option to renovate the original home, or remove it and build your dream home. Surrounded by new and renovated homes, overcapitalising in this blue-chip area is not an option. Having enjoyed this home for nearly two decades the owners are now committed to selling and this property MUST be sold on or before auction on Thursday 23rd May. Features include:

- Original post-war home in good condition
- Option to remove and build or renovate (subject to council approval)
- 16m frontage
- Air-conditioning in main bedroom and living area
- Three good-sized bedrooms plus large study
- Existing tenants on month to month lease mean new buyers can move straight in or enjoy rental income from day one

Investors can rest assured that this property will rarely be vacant; the central location, and easy access to the CBD and northern suburbs are highly appealing to potential tenants. First-home buyers should take advantage of this opportunity to enter the highly sought-after Kedron property market. Conveniently located only 8kms from the CBD and adjacent to the highly sought-after Avenues precinct, this home is minutes away from shopping centres and some of the best schools and cafes in town. Kedron is well-serviced by excellent public transport and road infrastructure including the Northern Busway, Clem 7, and Airport Link Tunnels. Just five minutes to Westfield Chermside and walking distance to Coles Kedron, active families will also appreciate the proximity to the walking tracks of Kedron Brook. Large, level blocks like this rarely become available in this highly sought-after area. Inspect this week and register for the auction. Located:

- 600m from Coles Kedron
- 5min drive from Westfield Chermside
- 300m walk to Wavell Heights State High School
- 750m walk to Kedron State School
- 7min drive from Kedron State High School
- 1km from Kedron Brook access
- Walk to Gympie Rd buses

**Virtual furniture has been used in photos