

**45 Childers Street, Kedron, Qld 4031**



**Sold House**

Thursday, 5 October 2023

45 Childers Street, Kedron, Qld 4031

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



Dwight Colbert

0732630600

**\$790,000**

Positioned in arguably one of Brisbane North's most exciting and up and coming suburbs, welcome 45 Childers Street in Kedron. Please note, as the current tenants are in the process of vacating the property, there are no internal images at this time though would encourage an inspection in the meantime to appreciate the benefits the home and location have to offer. The potential and possibilities are endless with this postwar residence and will certainly attract an array of buyer opportunities whilst being positioned in this sought-after, quiet and leafy enclave. You are only limited by your imagination and do not miss your chance to secure this property and an inspection is highly recommended! Investors can delight in healthy returns, renovators ready with hammer and your makeover plans, and those looking to create their dream family home can surely take advantage of the North Facing 405m<sup>2</sup> allotment. Boasting characteristics of a well-planned build back in the day with a functional floor plan and comprising of three good sized bedrooms, eat-in kitchen, separate living area, front veranda, bathroom with separate toilet, internal laundry downstairs along with a huge concreted storage area and lock up garage. A snapshot of features bound to impress include: \* Eat-in-kitchen with ample storage cupboards, electric upright oven and timber floorboards \* Good sized living area with reverse cycle air conditioning \* Three good sized bedrooms \* Practical updated family bathroom with separate shower and bath \* Separate toilet \* Laundry facilities downstairs underneath house \* Tandem lock up garage with workshop facilities \* Fully fenced north facing 405m<sup>2</sup> block with established landscaped gardens \* Walking distance to an array of quality schools and public transport options \* Plus, much more! Additional Notable Information: \* Rates \$684.50 per Qtr \* Water \$395.37 per Qtr This home is the very definition of exceptional value with close proximity to Westfield Chermside, an array of reputable schools, public transport options, endless parkland and Walking/Bike tracks. For further information and to arrange a viewing, please contact Dwight Colbert. We look forward to meeting you at 45 Childers Street in Kedron.