

# 45 Kirralee Crescent, Upper Kedron, Qld 4055

## House For Sale

Monday, 22 January 2024

45 Kirralee Crescent, Upper Kedron, Qld 4055

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 835 m2

Type: House



Christine Mckay  
07 3518 1888



Ven Grasso  
0407737665

## Contact Agent

Calling all home buyers and investors alike, this delightful well maintained lowset brick home on a super spacious 835m<sup>2</sup> NE facing block is one you will not want to miss inspecting. Home positioned well on the block leaving large open spaces, with enough room for a pool. Open plan living flows out to the wonderful back patio with plenty of space for friends and family. This home is just waiting for you. • 4 bedrooms all with built in robes and fans, • Master suite includes walk-in robe, ensuite + airconditioning • Main bathroom includes bath, separate shower, separate toilet.. • 4th Bedroom offers great potential as an office • Kitchen, under bench oven, electric hot plates, range hood and space for a dishwasher • Open plan dining and family room flows out to the back patio, perfect for alfresco dining. • Sitting/lounge room with a treed outlook • Internal Laundry • 2 x sheds. 1 x garden and 1 x double bay shed, two vehicle lock up garage. • Freshly painted and carpeted throughout. • Air-conditioning and fans throughout • 2 Auto lock up garage. • Land size: 835m<sup>2</sup> • Rates: \$2,183.00pa • School Catchment: Ferny Grove Primary and High Schools, St. Williams • Pre-schools, play schools and day care centres are plentiful • Close to Ferny Grove Train, Coles shopping Centre & speciality stores, cafe • Laneway opposite leading to bike, walking trails and parkland Upper Kedron is a highly sought after suburb on the North-Western fringe and is known for its harmonious blend of urban and outdoor living. A child-friendly area with neighbouring parklands, bushwalking and great primary/ high schools as well as daycare facilities. The transport infrastructure with the Ferny Grove rail corridor and adjoining bus services provides an excellent service for commuters to the CBD and surrounding suburbs.