

**47 Fifth Avenue, Kedron, Qld 4031**

**Sold House**

Friday, 1 September 2023

47 Fifth Avenue, Kedron, Qld 4031

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$1,250,000**

Welcome home to this fully renovated five bedroom family residence positioned in the highly regarded Kedron Avenues, just metres to the Kedron Brook bike and walking tracks and just six kilometres to the CBD. Set over two functional levels 47 Fifth Avenue offers multiple living zones and features a seamless connection between the indoor and outdoor spaces whilst offering an open plan layout suitable for families of all ages. Featuring five generously sized bedrooms over two levels, buyers will appreciate the well-appointed floorplan. On the upper level you will find two generously sized bedrooms, separate sunroom, renovated bathroom and an open plan living and dining area which opens out to the private back deck, the ideal spot for your morning coffee. Downstairs comprises of three bedrooms, an additional living area or rumpus room, bathroom facility and patio, another spot for entertaining. The Home in Summary: Upper Level: - Open plan living and dining area with timber hardwood flooring, high ceilings, square set finish with kitchen area overlooking the dining and living space. - Freshly renovated kitchen featuring breakfast bar with seating area, stone benchtops, gas cooktop, European appliances, double fridge space and servery window opening out to the large undercover deck area. - Two large bedrooms upstairs with air-conditioning throughout and ability to turn sunroom into ensuite and walk-in wardrobe at later date. - Sunroom/ sleep out, ideal for office or nurse. - Chic main bathroom upstairs serving the two bedrooms. Lower Level: - Generously sized living area or second rumpus room, ideal teenagers retreat with timber flooring, high ceilings, and front door entrance with internal stairs. - Three good sized bedrooms including a master bedroom with large walk-in wardrobe. - Two additional bedrooms with built-in wardrobes and ceiling fans. - Main bathroom servicing all bedrooms. - Large undercover deck area with timber decking, flowing out to the grassed area. - Separate laundry facility. - Off street parking space for two vehicles. The Kedron Avenues are well known for some of the area's best homes with superb elevation and aspect. The home falls within the Kedron State School and Kedron State High School Catchments and is a short drive away to additional reputable schools including Clayfield College, St Margaret's, Padua College, Mt Alvernia College and St Anthony's Primary School. Fifth Avenue is conveniently located just under 9 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. The property is also within walking distance to acres of parklands including the Kedron Brook walking and bikeway paths. This is your opportunity to secure a renovated home in superb location ideal for families of all ages this is a walk in ready home. For more information please contact Matthew Jabs on 0422 294 272 or Ross Armstrong on 0409 299 653. \*\* 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.