

47 Thirteenth Avenue, Kedron, Qld 4031



House For Sale

Monday, 15 April 2024

47 Thirteenth Avenue, Kedron, Qld 4031

Bedrooms: 5

Bathrooms: 3

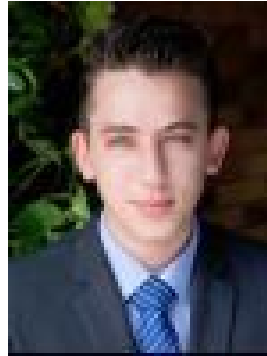
Parkings: 4

Area: 607 m2

Type: House



Alistair Macmillan
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Sam Hagen
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Auction

One of the finest examples of "Avenues" living, this gracious near-new residence presents uncompromising quality and intelligent design on a spacious block in Kedron's most coveted enclave. Flawlessly appointed and thoughtfully conceived to surpass the requirements and expectations of contemporary family living, this classic forever home has been built to harness a lifetime of memories. Less than five years since completion, no detail has been overlooked, with multiple living areas to see your family through every phase of growth, oversized proportions, gorgeous chefs' kitchen and free-flowing indoor- outdoor entertaining complete with swimming pool. Anchored by a striking black island bench, the entertainers' kitchen is the warm heart of the home. Featuring a large, concealed butler's pantry, the kitchen's classic style is characterised by shaker profile cabinetry, porcelain basins, stone benchtops, and premium Miele appliances including dual ovens, a semi-integrated dishwasher and large induction cooktop. Polished hardwood timber floors are laid throughout the open plan living and dining rooms, which include a custom built-in entertainment sideboard and study desk with shelving, perfect as a casual homework zone. A separate media room here would also provide a fantastic ground-floor playroom for younger children. Flowing on from the living areas, the large, covered deck is a stunning al fresco entertaining space featuring a built-in barbecue and integrated bar fridge, and beautiful French pattern travertine floors that extend to the swimming pool - an area conveniently viewable from the kitchen and living areas by way of a big picture window. Heading upstairs via the impressive light-filled double-height entry void, an additional living room separates the master suite from the remaining bedrooms. The large master bedroom has a huge walk-in robe and beautiful ensuite with dual shower heads and large twin vanity. Sharing the same stylish scheme of warm grey cabinetry and limestone tiles, the family bathroom includes a double vanity, shower, freestanding bathtub and separate powder room. The remaining bedrooms enjoy generous proportions, all inclusive of their own built-in desks, built-in wardrobes, ceiling fans and quality plush carpets. Ducted air-conditioning has been installed throughout the home. Ideally situated off the entryway downstairs, a fifth bedroom with its own built-in storage and spacious bathroom offers a very comfortable retreat for guests, or a premium home office with a lovely outlook over the picturesque front porch. Designed with function and ease of living in mind, a mudroom has been positioned next to the internal entry of the secure double garage and adjacent to the laundry, while seamless access from the garage to the rear entry of the butler's pantry makes light work of unloading the groceries. Surrounded by the beautiful homes and family friendly appeal of Kedron's much coveted "Avenues", this property is just a short walk to local parks, bikeways and the Kedron Brook. Within walking distance of local schools and bus pick up & drop off points for Nudgee College and St Margarets. A short driving distance to some of Brisbane's best schools including Clayfield College, St Margarets, Padua Boys College, Mt Alvernia Girls College and St Anthony's Primary School. While Westfield Chermside & Centro Lutwyche are only a short, five minute drive away. This home's level of quality and classic style is equalled by its premier position - a truly life-enhancing home for seamless inner-city family living.