

**49 Boothby Street, Kedron, Qld 4031**

**Sold House**

Wednesday, 21 February 2024

49 Boothby Street, Kedron, Qld 4031

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 405 m2**

**Type: House**



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## Contact agent

Here is your ideal starter home, located in sought-after Kedron, close to shops, bus stops, restaurants, and takeaways, and with excellent access to arterial roads and the Airport Link tunnel entrance. Keen bicycle commuters will appreciate the proximity to Kedron Brook Bikeway. This three-bedder has been lovingly renovated to feature a stunning new kitchen and bathroom, hybrid flooring, and quality finishes, including matte black tapware. The air-conditioned living and dining area opens to the front veranda where you'll love entertaining, relaxing, and enjoying meals. For the cook, the new kitchen is a picture of elegant simplicity, featuring off-white stone benchtops and cabinetry and complemented by dramatic matte black sink and premium tapware. Plenty of bench space and storage have been thoughtfully considered in the design, and the dishwasher and easy-clean electric cooktop will make cooking and clean-up far more enjoyable. All three bedrooms are fitted with built-in wardrobes and ceiling fans, the master also with air-conditioning. Glam as well as practical, the brand new bathroom features a shower with niched shelf and premium matte black tapware. Excellent storage is afforded through full vanity cabinetry and there is plenty of bench space for toiletries. Downstairs is a covered patio area, perfect for chilling out at the back of the house, where the turfed lawn offers an inviting place for kids and pets to play in privacy and safety. Under the house is the remote lockup garage, laundry, and an additional storage room. Tinted windows and CrimSafe security screens are a bonus feature in this centrally located home, providing additional peace of mind. Located in an excellent state school catchment, 49 Boothby Street is a smart investment for a young family or property investor looking for a low maintenance rental. Conveniently located up the road from Westfield Chermside and close to two of Brisbane's major hospitals, it offers a great deal in terms of potential for future price growth. Features you'll love:

- 3 bed, 1 bath, 1 car
- Kitchen: stone benchtops, easy-clean electric cooktop, wall oven, dual bowl sink, dishwasher, breakfast bar, pantry
- Air-conditioned living and dining
- Master bedroom: aircon, ceiling fan, built-in wardrobe
- Bedroom 2 and 3: ceiling fan, built-in wardrobes
- Bathroom: Smart, contemporary design with elegant matte black tapware, heat lamps, separate toilet
- Hybrid flooring
- Wooden front veranda
- Covered alfresco area
- Tinted windows with CrimSafe security screens
- Private, fully fenced backyard
- Split system aircon and ceiling fans
- Single remote garage + off-street parking
- Laundry and additional storage under

Location:

- State school catchment: Wavell Heights SS and Wavell SHS
- 8km from CBD
- Handy to Coles Kedron
- 5-minute drive to Westfield Chermside
- Walk to bus stops, Edinburgh Castle Hotel, restaurants
- Easy access to arterial roads, including Airport Link tunnel
- Major employers nearby: Prince Charles Hospital, St Vincent's Hospital, Westfield