

**58 Twelfth Avenue, Kedron, Qld 4031**



**House For Sale**

Thursday, 18 April 2024

58 Twelfth Avenue, Kedron, Qld 4031

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 610 m2**

**Type: House**



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## Auction

Nestled in a desirable family-friendly enclave, this immaculately presented home offers an idyllic lifestyle for families and professional couples alike. A fine example of contemporary design, this property boasts a generous 610m<sup>2</sup> block, with lush gardens providing an enviable backdrop for outdoor living. Kedron's avenues precinct is highly sought-after due to its proximity to the Kedron Brook, local schools, parks, transport and shops. Don't miss your chance to secure your piece of the avenues lifestyle. It will be sold at auction on Saturday 11th May at 10am, if not sold prior. The ground floor unfolds with grace, revealing expansive living and dining areas that effortlessly merge with a sun-kissed north-facing alfresco haven. Afternoons on the deck overlooking the kids in the inground pool, as adults enjoy conversations amidst the verdant embrace of the landscaped gardens. This residence is not just a home; it's a sanctuary crafted for modern living. A separate study offers solace for work or contemplation, while a second living area downstairs beckons for cozy movie nights or lively gatherings. Upstairs, three generously sized bedrooms await, each a cocoon of comfort and tranquillity. A third living area, poised to be a teenage haven or a fourth bedroom, adapts effortlessly to the evolving needs of your family. The main suite transcends the ordinary, offering a private sanctuary complete with breathtaking city views, an opulent ensuite, and a walk-in robe. Spotted Gum floors lend an air of sophistication, while ducted air conditioning ensures year-round comfort. Security screens, plantation shutters, and sheer curtains add both elegance and peace of mind. In the heart of the home lies a gourmet kitchen, where stone benchtops, sleek 2-pac cabinetry, and premium appliances beckon to the aspiring chef within. From a Smeg 6 burner stove top, gas oven to a Miele dishwasher, every detail speaks of quality and craftsmanship. Beyond its homely interiors lies a world of convenience and connectivity. Located within the coveted Kedron State Primary School catchment area, this home is a stone's throw away from local schools, parks, and shops. For those seeking private schools, pick-up and drop-off points for Nudgee College and St. Margaret's are nearby while Kedron's Padua, Mt. Alvernia and St. Anthony's are a short drive. Public transport options abound, with the Northern Busway, Clem 7, and Airport Link Tunnels offering seamless access to the CBD and beyond. You will enjoy living in this welcoming neighbourhood and vibrant community known for its proximity to the Kedron Brook walking and bike tracks, cricket fields and dog-friendly parks. Embrace the opportunity to call this slice of paradise your own. Inspect this week and register for the auction. Located: • 750m from Coles Kedron • 5min drive from Westfield Chermerside • 850m walk to Wavell Heights State High School • 450m walk to Kedron State School • 7min drive from Kedron State High School • 500m from Kedron Brook access • Walk to Gympie Rd buses Additional features: • Separate laundry with stone bench tops, storage and direct outside access • Three-car garage with drive-through side access, ideal for trailer, boat or caravan • 24 solar panels - 5.4kw • Powder room