

62 Armentieres Street, Kedron, Qld 4031



House For Sale

Tuesday, 23 April 2024

62 Armentieres Street, Kedron, Qld 4031

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 810 m2

Type: House



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For Sale Now

Perfectly positioned (north facing) at the top of arguably the best street in Kedron, this massive 810sqm level block (20m frontage) features a beautifully refurbished two-level Queenslander home offering incredible street appeal and an abundance of space inside and out. A wide front staircase leads to a sunny front veranda that captures sunshine and a lovely leafy suburban outlook. Enter the home and instantly feel the classic charm of the central hallway, high 10 foot ceilings, VJ walls, fretwork, ornate plaster ceiling, casement windows, stained glass and attractive brass fittings. The wide pine floorboards have just been polished and there is a fresh white palette throughout. A majority of the lighting and switches have been upgraded, further adding to this home's appeal. The open plan living/dining area has spacious proportions, adjoins the kitchen and overlooks the backyard. There are 3 bedrooms upstairs, including a sizeable master suite with a bay window and window seat. The delightful kitchen has pressed metal panelling and new appliances. The sunroom is one of the most attractive rooms with its internal staircase, large number of casement windows and French doors leading to the front veranda. Downstairs has been finished beautifully and offers tremendous multi-purpose space perfect for additional bedrooms and living options. There are well appointed family bathrooms on each level. A massive alfresco entertaining area with a high roof and exposed trusses overlooks the gigantic level backyard that is extensively landscaped. This is the dream backyard for families or gardeners and provides a lush inner-city escape. There is a large double carport, which provides access to a side driveway that can accommodate further vehicles or a decent sized boat. Armentieres Street is a quiet cul de sac filled with quality homes and only short walking distance to the Padua School Precinct. Brisbane's best café "Farm House" is at the bottom of the street and access to the Airport Link and Clem 7 Tunnels is within minutes of the home. This is a safe and incredibly private location, yet is conveniently positioned within 10 minutes of Westfield Chermside and Prince Charles/St Vincents Hospitals, and is just 7 kilometres from the CBD. Homes in this location and of this calibre don't come available very often, so we encourage you to inspect without delay. Special features of this property include:

- An elevated 810sqm north facing level block with a 20 metre frontage (positioned over two lots)
- The home is positioned towards the top of a very private cul de sac and has incredible street appeal
- A sunny front veranda captures Moreton Bay breezes and a lovely north facing suburban outlook
- Enter the home and instantly feel the classic charm of the central hallway, high 10 foot ceilings, VJ walls, fretwork, ornate plaster ceiling, casement windows, stained glass and attractive brass fittings.
- The wide pine floorboards have just been polished (satin finish) and there is a fresh Lexington Quarter paint palette throughout
- 3 bedrooms upstairs including a spacious master suite with bay window and window seat
- The open plan living/dining area has spacious proportions, adjoins the kitchen and overlooks the backyard
- A delightful kitchen with new appliances, new sink/tapware, pressed metal panelling and dual pantries
- A beautiful light filled sunroom is a wonderful space and includes the attractive timber staircase that links the downstairs level
- Downstairs has been beautifully finished and provides an incredible amount of multi-purpose space. It is under legal height but provides additional bedroom, living and study options for families wanting excellent space.
- The home has well-appointed family bathrooms on each level. The downstairs bathroom has a claw foot bath, a brand new shower recess and vanity.
- French doors lead out to a high roofed alfresco entertaining area with exposed trusses. This huge space can accommodate a large table and outdoor lounge and looks best when filled with plants. It includes a wet bar and antique wood burner with chimney.
- The home offers the dream backyard which is exquisitely landscaped and has a manicured lawn. This is a magical space that buyers will fall in love with. There is also cute cubby and detached shed. The block is fully fenced into multiple zones making it very safe for children and pets.
- An attractive double carport with remote door provides drive-through access to a side driveway that can accommodate a boat or additional vehicles.
- An enclosed workshop with sink provides great storage
- Additional upgrades include new feature and LED downlighting, switches, an incredible amount of power points, air-conditioning, new fans, tapware and fittings, chemical termite barrier with warranty in place.
- Walking distance to the Padua School Precinct and Farm House Café. Just minutes to the tunnels, Westfield Chermside and Hospitals. An inspection of this fabulous property will not fail to impress. A unique offering, this property offers a fantastic parcel of prime real estate with a classic Queenslander home offering incredible appeal and space over two levels. Contact Amanda Waters or Joshua Waters now to arrange your viewing.