

**62 North Street, Kedron, Qld 4031**



**House For Sale**

Thursday, 30 May 2024

62 North Street, Kedron, Qld 4031

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 599 m2**

**Type: House**



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## For Sale

Step into an exceptional opportunity with this dual-living residence, a compelling prospect for investors and owner-occupiers alike. Offering versatility and income potential, this delightful abode comprises two separate 2-bedroom units, each presenting a canvas for comfortable living and astute tenancy. Inspect this week. Opportunities like this won't last long!

**Upstairs:** • 2 bedrooms • 1 study • Open plan living, dining, kitchen • Polished floors • Spacious bathroom with double vanity and shower • Deck with elevated suburb views

**Downstairs:** • 2 bedrooms (certified in the 1980s however bedrooms are just under 2.4m high) • 1 bathroom with shower • Open plan kitchen, living and dining area with sliding doors access to patio

**Other features:** • Shared laundry • Two car parking, one under carport and one in garage. • Solar power • Air-conditioning • Fly screens • Side access • A 599m<sup>2</sup> block in a quiet street in Kedron • Elevated position with suburban views

The upper level exudes character with polished floors enhancing the open-plan living, dining, and kitchen area, culminating in an inviting deck with elevated views of the peaceful neighbourhood. Two bedrooms, one with built-ins, are complemented by a practical study space and a spacious bathroom, complete with a double vanity and shower.

Downstairs, discover a separate living quarter that echoes the convenience of its counterpart. Though the rooms are marginally shy of the 2.4m height standard, their practicality is undeniable. The living area opens onto a patio through sliding doors, creating an airy ambience that flows into the functional kitchen. Two bedrooms, both with built-in wardrobes, and a refreshed bathroom complete this comfortable level.

The shared laundry and parking accommodations, which include a carport and a garage, add to the practical features of the property. With side access and a 599m<sup>2</sup> block situated on a serene street in Kedron, this home enjoys an elevated position with picturesque suburban views.

Location is paramount, and this house is perfectly positioned close to reputable schools, essential public transport links, lush parks, and a variety of shopping options. Envision relaxing on your private balcony, enveloped by tranquillity, yet mere moments from city conveniences.

With both units currently tenanted with month-to-month leases, the choice is yours: inhabit one and reap rental rewards from the other, or capitalise on a dual-income stream. Amidst the coveted Padua precinct and with the city's heartbeat just a short commute away, this property is primed for those seeking a savvy investment or a unique living solution. An offering of this calibre is rare - act swiftly to secure your slice of Kedron's best.

**Located:** • 600m walk to Bradbury Park dog off-leash park • 3min drive from Coles Kedron • 7min drive from Westfield Chermside • 700m walk to Somerset Hills State School • 4min drive to Padua, Mt Alvernia & St Anthony's schools • Walk to bus stop