

**76 Kent Road, Woolloowin, Qld 4030**



**Sold House**

Monday, 19 February 2024

76 Kent Road, Woolloowin, Qld 4030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Kim Olsen

**\$1,908,000**

Situated on a generous 607sqm allotment, this renovated family Queenslander is warm and welcoming. Traditional features shine in a fresh neutral decor. Oversized bedrooms and an additional home office combine with open plan living & large entertaining deck, perfect for Brisbane's laid back lifestyle. With room for the family to grow, the well considered design of the home provides for a future extension under the existing footprint of the home where it has been raised in readiness for a second level of living. Driveway, concrete slab & garage door are complete providing secure, double car parking with the remainder of the lower level prepared for future development. The fully fenced rear garden has room for a pool and provides safe outdoor play for busy children and family pets. Morning coffee at neighbourhood cafes, Sunday biking adventures on Kedron Brook and playground birthday parties in Melrose Park make 76 Kent Road the ideal family home in this tightly held suburb. - Preferred easterly aspect at the front of the home - Open plan kitchen, dining & living with bi-fold doors to the deck - Modern kitchen with dishwasher & 900mm freestanding gas/electric cooker - Bi-fold window to servery on deck - Large covered entertaining deck overlooking garden - Main bedroom with walk-in robe & ensuite - Additional bedrooms with built in robes - Home office or 4th bedroom - Family bathroom with shower and bath - VJs, high ceilings, timber flooring, bay window & decorative timber detail - Air conditioning & ceiling fans - 2 car secure parking with automatic garage door - Secure lower level for future living, bedroom & bathroom - Wide side gated access to rear garden - Gas hot water & water tank - Woolloowin State School & Kedron State High School catchments - Well located to a range of quality childcare centres & private schools - Short walk to Kedron Brook, Melrose, Kalinga & Shaw Parks, - Walk to Eagle Junction Rail Station & Brisbane City Council bus services - Walk to local cafes, restaurants & services - Nearby Market Central Lutwyche shopping centre - Short drive to Brisbane Airport, Inner City Bypass & M1 arterial roads - Raised in preparation for second level of living on lower level - Recently painted externally - 6 km from Brisbane CBD - Land 607m<sup>2</sup>, with fully fenced rear garden Just 6 kms from Brisbane CBD, this beautiful family home is located near the popular Kalinga Park precinct, a family friendly neighbourhood known for its strong community & excellent schools. Local parks, cafes, shops & restaurants are all just an easy walk from home. Nearby, regular rail & bus services offer fast commutes to the CBD & schools throughout Brisbane. With Inner City Bypass, Brisbane Airport & M1 arterial link close by, this property is perfectly positioned for convenient movement around Brisbane and beyond. 76 Kent Rd is ready to welcome new owners. Don't miss your opportunity to inspect. Call Kim Olsen on 0413 539 865. This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.