

1 Exley Street, Kedron, QLD, 4031



House For Sale

Wednesday, 14 August 2024

1 Exley Street, Kedron, QLD, 4031

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Jackson Oram

0411584585

On your marks, Get set, GO!

Properties like 1 Exley St in Kedron rarely make it to the open market these days as the demand for post war homes on big blocks well outpaces the supply. This well-maintained weatherboard home is located on a 604m² corner block in a tightly held pocket of Kedron. With a clear pathway to either demolish the existing home or use it as a base for a large renovation the opportunity to create a stunning family home is sure to be realized by our next lucky buyer. Easement and Flood Free this is a perfect blank canvass and a Devlo report can be provided upon enquiry.

Refreshed throughout with cork floors, tidy interior paintwork and a large serviceable kitchen the home is currently tenanted for \$500 per week on a fixed term lease ending 19/10/24 with a current rental appraisal of \$630/\$650 per week. There is a secure under-house garage perfect for vehicle parking, workshop and dry storage.

Located less than 100m from Bradbury Park and within a 3 minute drive from Padua College, Mt Alvernia College and the Prince Charles hospital as well as many great local caf  s and restaurants this is a perfect location for a young family.

- Post 1946 Weatherboard home
- Renovate or Demolish
- Flat and accessible block
- No Easements, Flooding or civil challenges
- Easily accessible utilities
- Fully fenced Yard

Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.