

**135 Royal Parade, Alderley, QLD, 4051**



**House For Sale**

Wednesday, 25 September 2024

135 Royal Parade, Alderley, QLD, 4051

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **Elevated Family Home with Endless Potential**

This cherished home, held by the same family since 1965, is ready for its next chapter. Located just 7 km from Brisbane's CBD, this property is nestled in a coveted, tree-lined area, directly across from the picturesque Kedron Brook.

The family is motivated to sell, with the property going to auction on October 19th at 10 AM. All serious offers will be considered prior to auction.

### Property Highlights:

- Elevated 546 sqm flood-free block with a generous 22m frontage
- Stunning treetop views overlooking Kedron Brook
- Vibrant, family-friendly neighborhood
- Convenient access to local shops, cafes, and transport options

### Key Features:

- Four spacious bedrooms
- Two bathrooms
- Large spacious living and dining
- Front light filled sunroom
- Neat kitchen and good-sized living/dining area
- Rear entertaining patio and enclosed games/sunroom, perfect for gatherings
- Two-car garage with additional off-street parking
- Undercover storage, ideal for tools and materials
- Bonus utility room adjacent to the pool, currently used for entertaining
- Large in-ground salt water pool with scenic views
- Level and low maintenance back yard
- 3.5kw solar panel system
- Opportunity to renovate or rebuild (subject to council approval)

Conveniently located near Alderley Train Station and multiple bus routes on Raymont Road, this home is perfect for active families. Enjoy walking distance to Grinstead Park and local trails, and be in the catchment areas for Enoggera State School and Everton Park High School, with Hillbrook Anglican School also nearby. For your weekend coffee fix, Wilston Village, Everton Lane dining precinct, Newmarket Plaza, and Alderley Plaza are just a short drive away.

With clear instructions to sell, 135 Royal Parade presents a fantastic opportunity for builders, developers, and families looking to create their dream home.

Don't miss out on this incredible opportunity in the highly sought-after Alderley area!