

17 Thirteenth Avenue, Kedron, Qld 4031



House For Sale

Tuesday, 2 July 2024

17 Thirteenth Avenue, Kedron, Qld 4031

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 405 m2

Type: House



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Open to Offers!

Boasting the perfect north/south aspect and positioned in the sought-after Kedron Avenues you'll discover this modern, functional two-level home designed with the family in mind. The layout offers great flexibility to suit your needs. For example, the spacious study has a built-in wardrobe so could be your 5th bedroom. Also, the large downstairs bedroom could easily be converted back to the media room. Check out the floor plan to see how it works for you! Highlights include:

- Multiple and spacious living and entertaining areas provides for family flexibility.
- Modern kitchen with stone benchtops, long island bench, 900mm 5 burner gas cooktop, electric oven plus an abundance of cupboards and drawers. The adjoining Butler's Pantry incorporates a dishwasher, fridge recess, sink and ample shelving for your groceries and appliances.
- Downstairs also features the 6th bedroom with the bathroom across the hallway (great for a guest room, or young adults living at home or perhaps your parents live with you). Convert back to a Media room if you wish.
- Covered tiled entertaining area (pre plumbed for easy outdoor kitchen installation).
- Laundry with direct access to the drying area.
- Upstairs you'll find 4 bedrooms (walk in robes in three and built in wardrobes in the other). The study is large enough to be a 5th bedroom and it has a built-in wardrobe.
- The Master Suite features a large walk-in robe, spacious modern ensuite with twin vanity bowls, large frameless glass shower and separate toilet. Relax on the adjoining north facing balcony whilst you take in the views and enjoy the warm winter sun and cool summer breezes.
- Also upstairs is the second living area, family bathroom with deep bath, separate toilet and convenient laundry chute!
- Clever and plentiful storage areas throughout including under stair storage plus a walk-in vault room (1800mm x 1200mm) with power and data connections.
- Ducted and zoned air conditioning for year-round comfort!
- Other features include ceiling fans, security screens, data connections points to each room, prewired for easy roof top solar connection and more!
- Back yard Studio with power, lights and ceiling fan. This could be an ideal office, hobby or music room.

Kedron is conveniently located just 7 kilometres north of Brisbane's CBD and is well serviced by major transport and road infrastructure, including the Northern Bus Way, Clem 7 and Airport Link Tunnels. Coles at Kedron is literally a few minutes away. The Avenue Precinct of Kedron is well known for acres of parklands, easy access to kilometres of bikeways, and local State and Private Primary and High Schools.