

**18 Ilford Street, Gordon Park, Qld 4031**



**House For Sale**

Tuesday, 19 March 2024

18 Ilford Street, Gordon Park, Qld 4031

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 706 m2**

**Type: House**



Holly Bowden

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## Auction

In Room Auction - Tuesday 9th April at 6pm  
74 Kedron Brook Road, Wilston  
Nestled on a generous 706m<sup>2</sup> block at the top of a quiet cul-de-sac in a lovely family-friendly neighbourhood, this 4 bedroom, 2 level home is brimming with appeal, space and ease of living. Bordered by trees, the entire property is enclosed with a gated entry, video intercom, electric gate access to the undercover double carport enabling maximum privacy. What an incredibly rare opportunity to purchase one of the last post war homes positioned right alongside popular parklands and Kedron Brook to hit the market! This property is ready to move into and enjoy, with the ability to live very comfortably whilst you plan to remove the house entirely and build the home of your dreams surrounded by quality homes in the area. With lush foliage surrounding you, its abundance of nature and birdlife and it's quite parkside position, you are assured the most peaceful and private of lifestyles. With a floor plan that enables dual let living with bedrooms, bathroom, open plan living and outdoor entertaining across both levels of the home - accommodating work from home flexibility, independent teenagers, extended family members & regular guests plus a potential income producing opportunity. Enjoying a perfect northern aspect to the rear, this charming home is spacious, warm and welcoming. Boasting expansive, light and bright interiors the upper level flows to a wide, undercover expansive north facing entertainers deck overlooking the lush and private lawns below, perfect for laid back sundowners, watching the kids whilst you entertain. Home entertainers will delight in the entertainers kitchen, featuring ample counter and cupboard space, a huge island bench, double pantry and high quality stainless steel appliances. All three bedrooms upstairs are carpeted and have built-in robes, with ceiling fans and zoned ducted air conditioning throughout ensuring perfect climate control in any season. The lower level boasts a sizeable family room with direct garden access, studio, office, combined second bathroom and laundry. This is an ideal space for guests, a teen hideaway or an informal family rumpus area. Kids and pets will be delighted with the private fully fenced grassy yard with ample space for a trampoline, cubby house and pool. A large garden shed will keep the yard clutter free and a 5,000 litre water tank is available.

**In Summary;**  
\* 4 bedrooms, + office/study, two bathrooms along with multiple living and entertaining zones  
\* Elevated position captures breezes  
\* Expansive kitchen flows to living and outdoor entertaining  
\* Covered off street parking for 2 cars  
\* Ducted air conditioning + ceiling fans  
\* Fully fenced tropical gardens with storage shed, secure for children and pets  
\* No overland flow  
\* Elevated position on 706 sqm  
\* Family Friendly location footsteps to Kedron Brook parkland, bike tracks, playgrounds and dog off leash  
\* Rates @ \$920 per quarter  
\* Current Rent @ \$820 per week

**Location**  
Kedron State High School and Stafford State Primary catchments  
Quality childcare within the suburb, with private schools close by  
Walking tracks, bikeways & parkland  
Stafford Shopping Centre, Woolworths, Aldi & specialty stores + Cinema  
Local cafes, restaurants & Wilston Village entertainment and dining hub  
Wooloowin rail station & Lutwyche bus station  
Swift airport access via the tunnel networks and easy CBD commute & Brisbane Airport 6km from CBD  
Positioned in one of Brisbane's most popular and desirable community locations, this desirable family home is located alongside the Kedron Brook with access to playgrounds, parks and walking tracks and is one not to miss!! To obtain further information please contact Holly Bowden on 0431 922 110  
Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.