

**46 Lasseter Street, Kedron, QLD, 4031**



**House For Sale**

Saturday, 10 August 2024

46 Lasseter Street, Kedron, QLD, 4031

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Charming Cottage in Kedron Avenues

Welcome home to 46 Lasseter Street - A charming cottage situated in the highly regarded Kedron State School and Kedron State High School catchments. Ideally positioned on a generous 450m<sup>2</sup> corner block, this timeless home offers convenience and comfort for a range of buyers. Whether you're a young family, professional couple, investor or downsizer, this home is well worth your inspection.

Upon entering the residence, you will be welcomed by a beautiful balcony, soaring 3.3m high ceilings with original breezeways and stunning polished timber floors. The home has three generously sized bedrooms, a separate lounge and dining space, functional kitchen and bathroom, all within a fully fenced 450m<sup>2</sup> parcel of land in the heart of Kedron.

This is the perfect home for families seeking a charming character home in a location which enjoys convenience to schools, cafes, and public transport!

### Property Highlights:

- Open plan living area with polished hardwood timber flooring and split system air conditioning.
- Functional kitchen with stand-alone oven and gas cooktop, dishwasher and ample cabinetry, all overlooking the dedicated dining space.
- Separate dining and living spaces with easy access to the kitchen.
- Three generously sized bedrooms, two featuring wardrobes and split-system air conditioning.
- Neat and tidy bathroom with bath over shower facility and ample storage.
- Front balcony overlooking the quiet street.
- Fully fenced backyard with new landscaping.
- Car accommodation, laundry and ample storage, all battened off under the home, offering endless potential to eventually be raised and built-in underneath.

### Land Component:

- Corner 450m<sup>2</sup> parcel of land.
- Fully fenced and well landscaped with garden beds.
- Surrounded by quality family homes.

### Location Highlights:

- 250m to Kedron Brook Walking & Bike Path.
- 900m to Kedron State School & High School.
- 1.4km to Market Central Lutwyche.
- 7km to CBD.

Kedron is conveniently located just 7 kilometres from Brisbane's CBD and is well serviced by major transport and road infrastructure, including the Northern Bus Way, Clem 7 and Airport Link Tunnels, allowing you to get to where you need to be in no time. Westfield Chermside and Centro Lutwyche are only 5 minutes away, with the beautiful walking and bike ways of the popular Kedron Brook right on your doorstep.

Promising a genuine family lifestyle with an unmatched amount of growth and prosperity whilst located within one of Brisbane's most sought-after enclaves, 46 Lasseter Street is guaranteed to impress.

For further details please call Matthew Jabs on 0422 294 272 or Ross Armstrong on 0409 299 653.

**\*\* Disclaimer\*\*** This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the

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