

**47 Ninth Avenue, Kedron, Qld 4031**

**House For Rent**

Tuesday, 25 June 2024

**C O R E**  
PROPERTY ADVISORY

47 Ninth Avenue, Kedron, Qld 4031

**Bedrooms: 5**

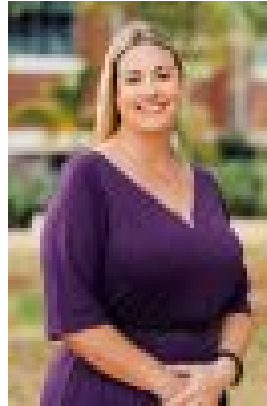
**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Rene Crowley  
0476808822



Giuliana Finlay  
0422133815

**\$1200/wk**

This modern residence encapsulates everything The Avenues in Kedron is about, offering families a sleek and stylish haven in the heart of one of Brisbane's most sought-after pockets. The home showcases a sophisticated style of architecture coupled perfectly with modern finishing's throughout to allow a comfortable lifestyle for the entire family. Features to this unique home include: - 4 good sized bedrooms - Huge master bedroom with a large walk-in-robe and ensuite - Bedrooms 2 & 3 with walk-in-robe - Ducted air conditioning throughout - Ceiling fans in all bedrooms - Kitchen with premium appliances including a Neff Pyrolytic Oven, Gas Cooktop, Miele Dishwasher, Wine Fridge, island bench, plenty of cupboard space - Open plan living and dining - Great sized deck looking out on to your lovely green backyard - Work from home office or 5th bedroom downstairs with built in murphy bed and ensuite - Large low maintenance yard with additional lock up storage shed - 2 Undercover car spaces with remote access - Bamboo timber flooring throughout

**IMPORTANT: \$1200/wk increasing to \$1250/wk on 26 February 2025** Enjoy the ever-popular Avenues lifestyle which offers you, walking distance to schools, shops, cafes, cycleway & sporting fields. Located just 8 kms from Brisbane's CBD & 10 kms from Brisbane Airport. A short walk away is Kedron State Primary School, also nearby Kedron High School and Wavell High School, as well as Padua Boys College, Mount Alvernia Girls College & St Anthony's primary school. Why look anywhere else, inspect this magnificent home today!!!

**OPEN HOME INSPECTIONS - IMPORTANT - You must REGISTER for an inspection - An inspection code will be sent once you have viewed the property, and this will be required before you will be able to submit your application. Also, by registering you will be informed of any updates, changes, or cancellations.**