

7 Saint Ledger Lane, Kelvin Grove, Qld 4059

Place. 

House For Sale

Wednesday, 10 July 2024

7 Saint Ledger Lane, Kelvin Grove, Qld 4059

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



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Auction

Located less than 3kms from the CBD in one of Brisbane's most sought-after suburbs, this modern home offers a level of luxury, complete with blue sparkling pool, three levels of airy living and dining spaces, multiple rumpus/study areas and a large alfresco outdoor area, perfect for summer entertainment. This property is located back from the road with utmost privacy and set amongst established residences on a quiet and family-friendly street. The formal living and dining areas comes with high ceilings and have direct access to the outdoor verandah and sparkling pool, an excellent spot for relaxing in the afternoon with a book or drink in hand. Privately secluded behind is your own, personal, tropical oasis. With an oversized, covered alfresco area adjacent to the swimming pool and tropical plants as far as the eye can see, you are forgiven for believing you are living in an exotic holiday destination and not mere moments from the Brisbane CBD. The large, open plan living and dining area seamlessly flow to the masterfully crafted kitchen centred around a beautifully appointed and extended granite benchtop, adorned with premium inclusions like double pantries, high quality Ariston and Bosch appliances, breakfast bar and no detail has been overlooked - it's a chef's haven. The home plays host to three, family sized bedrooms, all featuring luxurious Tasmanian Oak floorboards and parquet flooring and all bedrooms with built-in and walk in wardrobes and air-conditioning to one of the bedrooms. The master bedroom suite in the middle level offers beautiful views of the sparkling pool and a private, modern ensuite and picturesque louvred windows. The remaining bedrooms share the main bathroom, which is large in size and offers a convenient, separate built-in bathtub and shower combination. A separate powder room is available close to the formal living area. Additional features of the home include an impressive amount of house storage, internal laundry with enclosed clothes hanging area, separate family rumpus and study/office areas, remote controlled double car lock-up garage, timber plantation shutters throughout, security screens, security alarm system and air-conditioning. With ample room for every member of the family this fantastic home is sure to surprise and delight. Kelvin Grove is a well-established and small inner-city suburb, approximately 2.5km north of the CBD, near the Royal Brisbane and Women's Hospital, Victoria Park, Kelvin Grove State College, Kelvin Grove Urban Village, and ideally located for the significant student population that studies at the nearby Queensland University of Technology and University of Queensland. It is walking distance to Victoria Park, the largest inner-city greenspace, with 64 hectares of open space, perfect to have a picnic, kick the footy, climb trees, have a game of putt putt or walk your four-legged friends. Close proximity to major roads, busways and bike paths offers multiple options for travelling into Fortitude Valley, Southbank and the CBD. Easy access to the tunnels puts you just 20 minutes from the airport and allows for quick getaways to the coasts. With the 2032 Olympics now officially confirmed, this is also an outstanding opportunity to live in the heart of Kelvin Grove and only 5mins drive from the CBD and benefit from future capital growth.***Disclaimer***This property is being sold by auction or 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 document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.