



27 Kadanga Street, ASHGROVE QLD 4060

House: 5 beds 3 baths 2 park



SELLING AS IS - YOUR OPPORTUNITY TO COMPLETE!

SOLD

This opportunity currently offers you land and house. This land of 477m² can be sold separately. This is your moment to capture land within 5 km's to the Brisbane CBD. Build your own dream home or sit and land bank. Options a plenty.

This is your big break to apply your own artistic talent, put on your own touches, and customise the home to your personal lifestyle. Once completed – just move into you dream home consisting of 5 Bedrooms, 3 bathrooms, Study, large double internal lock up garage and a pool. But that's not all – a second block of vacant land sitting on a generous 477 m² lot. A Development approval has been granted by Brisbane City Council to subdivide the expansive 921qm LMR2 Zoned Lot. All the hard work for the subdivision has been done. It is ready for plan sealing by Council and registration with the titles office.

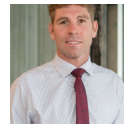
This is your golden opportunity the complete a brand new build with an added opportunity to further develop, sell or even keep to expand the existing home (STCA) Vacant blocks of land are few and far between in Ashgrove – don't let this opportunity pass you by.

27 Kadanga Street is a one of a kind home. Located only 4km to the CBD and a two min stroll to centre of Ashgrove. There you have an abundance of cafes, supermarkets and restaurants. The soon to be redeveloped Ashgrove Village is sure to add value in the coming years.

This well thought out designed home has been built with the core fundamentals of a functional family home.

The existing home is Grand by any measure with High Ceilings on both Levels.

Upon entrance you are greeted with led light filled doors. Fully equipped with a bedroom and office and what will be a full bathroom. You are provided with expansive open plan living with a generous dining room. This all flows seamlessly to the covered entertaining area overlooking what will be a sparkling in ground pool. This will be absolutely perfect for relaxing



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after a long day or if you are entertaining a large number of guests. Upstairs you are greeted with a further four generous sized bedrooms, a bathroom and another open plan living space. The gives any family the ideal upstairs downstairs separation of living. A well-appointed north facing deck overlooking Memorial Park. The icing on the cake is the spacious and well-presented master bedroom which flows through to a well-positioned walk in wardrobe finished off by a beautifully appointed en suite.

Upon Completion features will include

- Five generously sized and light filled bedrooms.
- Separate generous sized study
- Ducted Air conditioning upstairs and down
- Soaring high ceilings upstairs and down
- Contemporary living with abundance of space throughout.
- Three separate living areas
- Internal lock up garage
- Butler's Pantry

Located in the Kelvin Grove School and Ithaca Creek school catchment, also both Marist Brothers College, Mt Saint Michael's and the in-demand Oakleigh State Primary School are all in close proximity, as are local coffee shops and parks. Such a great location, you'll love living here – Come and see – you won't be disappointed!

**** Disclaimer****

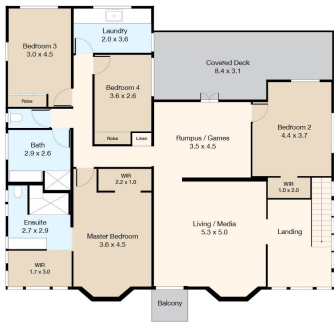
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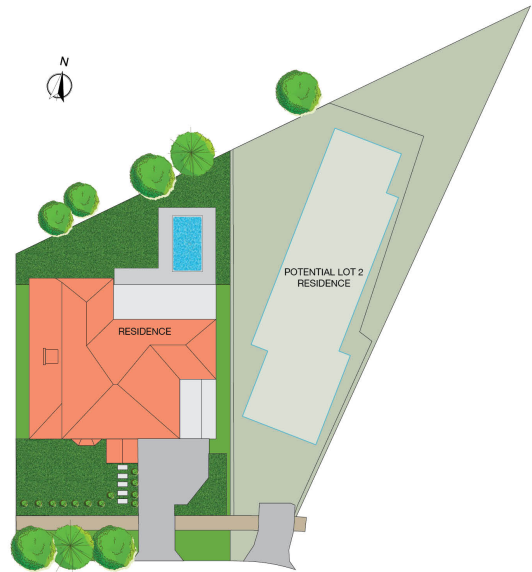
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Level 1 Floorplan



Ground Level Floorplan



Site Plan

27 Kadanga Street, Ashgrove

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

	INTERNAL	EXTERNAL
LEVEL 1	173 sqm	30 sqm
GROUND LEVEL	168 sqm	40 sqm
TOTAL	341 sqm	70 sqm

