



30 Fourteenth Avenue, KEDRON QLD 4031

House: 3 beds 1 baths 2 park



## Post war home on prime 961m2 in sought-after pocket

SOLD AT AUCTION

Situated in the highly regarded Avenues precinct this neat and tidy three bedroom home offers buyers multiple options. Buyers may choose to rent the home to the current tenant, renovate or knock down and build their dream home. Spread across 961m2 of prime north at the rear facing land and surrounded by multimillion dollar homes, this timber post war property is a rare offering and is one not to be missed.

The home itself features three good sized bedrooms, hardwood timber floors, ornate ceilings, picture rails and an original kitchen, all on the one level which allows for ease of connectivity. 30 Fourteenth Avenue is currently rented at \$400 per week to a great long-term tenant meaning the property would continue to generate income whilst the new owner arranges plans for a renovation or rebuild, this home was also unaffected by the recent flooding.

Features:

- Three good sized bedrooms
- Oversized original kitchen
- Open plan lounge area which flows through to dining area
- Separate living space with stuck nook space
- Hardwood timber floors throughout
- Undercover patio
- Original features such as ornate ceilings and picture rails
- Renovated main bathroom
- Separate toilet & laundry space

The Land Holding:

- 961m2
- Allotment faces north at the rear
- Approximate block measurements: 15.3m wide x 61.6m long
- Great privacy



**Matthew Jabs**  
Lead Agent

**E:** [matthewjabs@repace.com.au](mailto:matthewjabs@repace.com.au)  
**M:** 0422 294 272



**Ross Armstrong**  
Lead Agent

**E:** [rossarmstrong@placenewmarket.com.au](mailto:rossarmstrong@placenewmarket.com.au)  
**M:** 0409 299 653



30 Fourteenth Avenue, KEDRON QLD 4031

House: 3 beds 1 baths 2 park

- Site is not in a flood zone.
- Surrounded by quality homes with a suburban view from the rear north.

Kedron is conveniently located just 8 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. The area is also within walking distance to acres of parklands surrounding the Kedron Brook as well as the Kedron Brook walking & bikeway paths.

The Kedron Avenues are well known for some of the area's best homes with superb elevation and aspect. The home is a short drive away to some of Brisbane's best schools including Clayfield College, St Margaret's, Padua College, Mt Alvernia College, St Anthony's Primary School and Kedron State School.

If you are interested in building on this site, a full design package is available to view upon request. Please contact Matthew Jabs on 0422 294 272 for this package or for any further details.

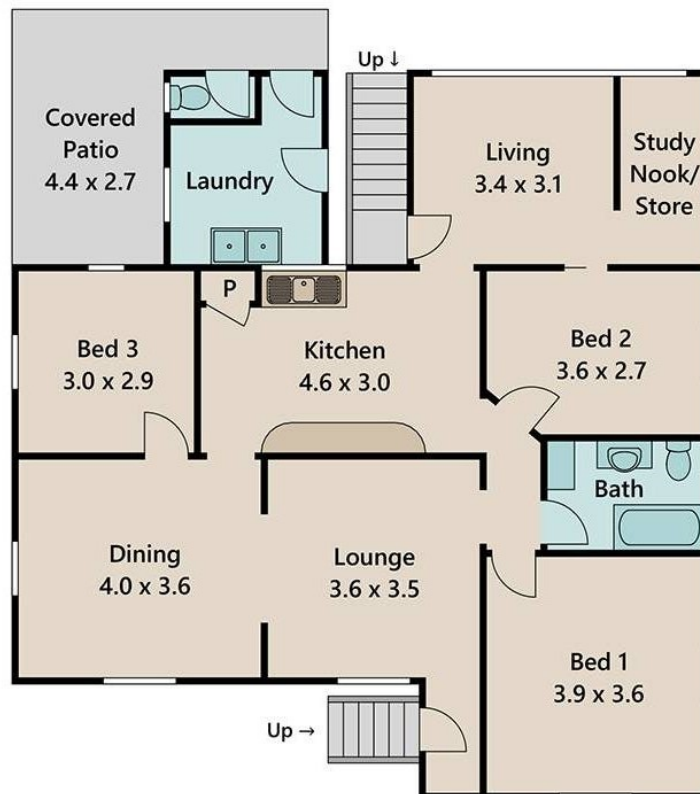
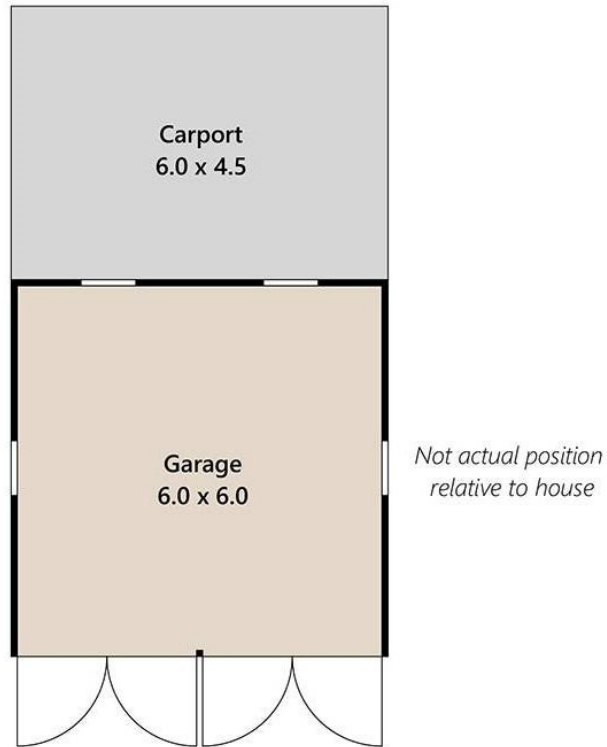
**\*\* Disclaimer\*\***

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.



30 Fourteenth Avenue, KEDRON QLD 4031

House: 3 beds 1 baths 2 park



Approx. Area | Internal 110 m<sup>2</sup> | Garage 36 m<sup>2</sup> | External 40 m<sup>2</sup> | Total 186 m<sup>2</sup>

UNLESS OTHERWISE STATED, ALL DIMENSIONS ARE IN METRES, THIS PLAN AND INFORMATION CONTAINED WITHIN IS FOR ILLUSTRATIVE PURPOSES ONLY AND NOT GUARANTEED TO BE EXACT. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.



Property No. L17345815



30 Fourteenth Avenue, KEDRON QLD 4031

House: 3 beds 1 baths 2 park

