

24 Araluen St, Kedron, QLD, 4031

STONE

House For Sale

Wednesday, 13 November 2024

24 Araluen St, Kedron, QLD, 4031

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Parkside Contemporary

Welcome to this contemporary family residence, ideally situated in one of Brisbane's most sought-after school catchments, including Padua, Mount Alvernia, & St. Anthony's. This thoughtfully designed home offers a family-friendly floorplan, perfectly balancing style & functionality. Located in a prime area, you'll enjoy easy access to Bradbury Park & all essential amenities.

- Low maintenance 415sqm block
- North / South facing aspect
- Fujitsu zoned ducted air-conditioning
- Just moments from bike paths, parks & shops, perfect for the active lifestyle
- Rich timber flooring
- Rainwater tank with pump
- Thermann 20 continuous gas hot water system
- Immaculately presented move into one of Kedron's best kept secrets

- 4 bedrooms featuring:
 - > The palatial master is perfect for those who enjoy their own space, boasting ducted air-conditioning, large walk-in robe, carpet flooring, down-lighting, ceiling fan, roller blinds, sliding windows, sliding doors giving you access to the private balcony as well as a well-appointed ensuite.
 - > Bedrooms 2,3 & 4 located on the top-level features ducted air-conditioning, built-in robes, carpet flooring, down-lighting, ceiling fans, roller blinds and sliding windows

- 2.5 bathrooms:
 - > The master ensuite features a large shower with detachable showerhead, dual basin 20mm stone topped vanity with plenty of storage, large vanity mirror, light/extractor, towel rack, sliding window with roller blind and separate toilet.
 - > The main bathroom features a separate bath configuration with large shower with detachable showerhead, single basin 20mm stone topped vanity with plenty of storage, large vanity mirror, light/extractor, towel rack, sliding window and toilet.
 - > Located on the entry level is a separate powder room.

- Sleek contemporary Chefs kitchen with:
 - > 20mm stone benchtops
 - > Laminate cabinetry
 - > Stainless-steel gas 5 burner cooktop
 - > Beko 600mm wall mounted oven
 - > Blanco 600mm wall mounted oven
 - > Recessed stainless-steel rangehood
 - > Ariston dishwasher
 - > Double basin stainless-steel sink
 - > Over-sized island bench with built-in breakfast bar
 - > Tiled splashback
 - > Wide fridge cavity (suitable for some double door fridges)
 - > Oyster and down-lighting
 - > Prime position overlooking the living, dining, and entertaining area

- A multitude of living spaces:
 - > The open plan main living/dining areas located at the back of the home flow effortlessly to the kitchen and through to the outdoor entertaining area. The light and contemporary colour scheme adds to the expansive nature of the home, featuring ducted air-conditioning, down-lighting, rich timber flooring, sliding windows, roller blinds and large glass sliding doors allowing access to the outdoor entertaining and the kid and pet friendly yard.

- > Located on the top level of the property is the second living area featuring ducted air-conditioning, ceiling fan, down-lighting, rich timber flooring, sliding windows and roller blinds.
- > Located on the top level is the office featuring built-in desk, down-lighting, rich timber flooring and ducted air-conditioning.

- Outdoor entertaining will be a breeze thanks to the patio teamed with the low maintenance fully fenced kid/pet friendly yard, encapsulating everything there is to love about our Queensland lifestyle.

- Car accommodation is something this home has in spades with the double garage featuring internal access, electric roller door and additional space for further vehicles on the drive plus on street parking.

- This property also features:

- > Fujitsu zoned ducted air-conditioning
- > North / South facing aspect
- > Town gas connected
- > Thermann 20 continuous gas hot water system
- > Rainwater tank with pump

- School Catchments:

- > Somerset Hills State School
- > Wavell State High School
- > Padua
- > Mount Alvernia
- > St Anthony's

- Amenities nearby:

- > Public transport (bus stop - Kitchener Rd) 74m
- > Fuzzy Duck Café 150m
- > Bradbury Park 136m
- > The Prince Charles & St. Vincents Hospital 712m
- > Coles Supermarket Kedron 812m
- > Westfield Chermside 1.56km
- > Airport 9.37km
- > CBD 7.5km

With nothing to do but redirect your mail, this home won't last long so move fast to inspect today.

Disclaimer

This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.