

9/1 Bradley Ave, Kedron, QLD, 4031



House For Sale

Tuesday, 31 December 2024

9/1 Bradley Ave, Kedron, QLD, 4031

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House

THE PERFECT PACKAGE OF CONVENIENCE, STYLE & COMFORT

Get ready to fall in love with this impeccably positioned 3 bedroom, 2 bathroom townhouse, located in the vibrant heart of Gordon Park and Kedron! Just a short stroll from everything you need - schools, the City Bus, trendy cafes, and beautiful parks - this is a home that truly puts convenience at your doorstep. You'll love the easy access to the airport link, Brisbane City, and so much more. Leave the car behind and walk everywhere you need to be!

Boasting an immaculate presentation and thoughtful design, this townhouse is perfect for those who enjoy open-plan living without compromising on space. The spacious, air-conditioned living area flows effortlessly into a modern, well-appointed kitchen with all the right appliances and abundant storage. But the real star of the show is the huge, private backyard - an entertainer's dream and a rare find in this location. Whether you're hosting family BBQs, letting the kids play, or simply relaxing with a drink after work, this backyard will be your go-to retreat.

Don't miss out on this fantastic opportunity to secure a spacious, stylish home in one of the most sought-after locations in Brisbane. With a large backyard, unbeatable convenience, and amazing rental potential, this townhouse is the total package. Act fast - book your inspection today!

Property Features:

- * Three generously sized bedrooms, all with built-ins and air conditioning
- * Master bedroom with ensuite for added privacy
- * Family bathroom with modern fittings
- * Spacious kitchen with updated appliances and plenty of bench space
- * Open-plan, air-conditioned lounge and dining area
- * Recently painted interior with new curtains and light fittings throughout
- * Security cameras for peace of mind
- * Laundry with a convenient third toilet downstairs
- * Massive, low-maintenance backyard with a covered patio - perfect for entertaining and outdoor living!
- * Crimsafe security screens for added safety
- * 5.5KW Solar power system to save on energy bills
- * Single lock-up remote garage with new epoxy flooring

Additional Information:

- * Rental Appraisal: \$700 per week - great rental potential!
- * Low Body Corporate Fees: approx. \$680 per quarter - excellent value for money!
- * Council Rates - approx. \$452 per quarter

Location:

- * Just a short walk to the City Bus stops
- * 800m to Pauda College and St Anthony's Primary School
- * 1km to Mount Alvernia College
- * 11km to Brisbane Airport
- * 10km to Brisbane City
- * Approx. 15-20 minutes' walk to Kedron Brook Station
- * 5km to Royal Brisbane Hospital
- * 3km to The Prince Charles Hospital
- * 3.8km to Chermside Shopping Centre
- * 1.5km to Stafford City Shopping Centre
- * 2km to Market Central Lutwyche Shopping Centre
- * 1.7km to Coles Kedron
- * 1.5km to Kedron State High School

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