

29 Goodall St, Kedron, QLD 4031

For Sale Now

House 3  2 



## Dream Two-Level Queenslander in Padua Precinct - Renovated &

\*\*\*Please note that this is an off-market listing, not advertised on Realestate.com.au or Domain\*\*\*

Perfectly positioned on a leafy street in one of Kedron's most desirable pockets, this beautifully refurbished two-level Queenslander offers incredible street appeal, a level 604sqm block and a wonderful floorplan that caters perfectly to large families or those wanting dual living.

A front staircase leads to a wide veranda that captures sunshine and a lovely leafy suburban outlook. Enter the home and instantly feel the classic charm of the high 10-foot ceilings, VJ walls, fretwork, French doors, timber casement windows and wide pine floorboards.

The open plan living/dining area has spacious proportions, adjoins the kitchen and flows out effortlessly to the covered deck. The refurbished kitchen has serious  $\frac{1}{2}$ WOW $\frac{1}{2}$  factor with its rich royal blue cabinetry, stone benchtops and quality appliances.

The covered rear deck is the ultimate entertainer's space and can easily accommodate a large table and outdoor lounge. It overlooks the backyard and has a staircase leading down.

There are 3 sizable bedrooms upstairs, plus a recently refurbished bathroom with shower, vanity and quality tiles.

The self-contained downstairs area provides a huge open plan multi-purpose space, 2 large bedroom options, a luxurious bathroom (separate bath and shower), plus a contemporary kitchenette. This area is set up for dual living, those working from home or families who just want space and separation. The downstairs area is beautifully finished, but just under legal height.

Families and avid gardeners will appreciate the level backyard with easy side access. There is a double carport, plus a detached shed (4x8m approx.).

Goodall Street is a quiet tree lined street filled with quality homes and only short walking distance to the Padua School Precinct. Brisbane's best cafe  $\frac{1}{2}$   $\frac{1}{2}$  Farm House  $\frac{1}{2}$  is just around the corner and access to the Airport Link and Clem 7 Tunnels is within minutes of the home. This is a safe and incredibly private location, yet is conveniently positioned within 10 minutes of Westfield Chermshire and Prince Charles/St Vincents Hospitals, and is just 7 kilometres from the CBD.

Homes in this location and of this calibre don't come available very often, so we encourage you to inspect without delay.

### Listed By

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Open for Inspection

By Appointment.



Listing Number: 3519748