



37 Oates Street, Kedron



## Immaculate Two Level Colonial, Parkside Position, Padua Precinct!

AUCTION THIS THURSDAY 4.00PM SHARP!

Backing directly onto a neighbourhood park you'll discover this beautifully renovated and refurbished classic, character filled Colonial Qlder. No costly time consuming renovations required here as this home is move in ready. The home is within an easy stroll to the sought after Padua School Precinct and offers a functional and flexible layout to suit your lifestyle, be sure to view the Floor Plan! Other features include

- Separate air conditioned living and dining spaces that seamlessly flow via classic French doors to the east facing covered rear deck overlooking the park!
- Well appointed NEW kitchen featuring shaker profile cabinetry, Bosch dishwasher, electric cooktop and oven,

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Price	SOLD
Property Type	Residential
Property ID	61
Land Area	589 m2

### Agent Details

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### Office Details

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**MGM** MICHAEL McMAHON HOMES

double door pantry plus ample cupboard, drawer and bench space

- Four good size bedrooms plus light filled study. All bedrooms are airconditioned to ensure year round sleep comfort no matter what the weather
- Two beautiful bathrooms, one on each level for convenience.
- Internal stairs lead to the air conditioned family room, two bedrooms plus fitted laundry. Downstairs family room and bedrooms feature easy care bamboo flooring throughout
- Internal and external storage areas galore! Plenty of space for camping gear, toys, bikes, surfboards, tools, garden equipment and the like
- Stunning outdoor entertaining area featuring a fully equipped kitchen with gas fired Teppanyaki hotplate, 4 burner gas cooktop, stone bench tops plus ample cupboard and drawer space. Ceiling mounted heaters for those cooler nights!
- Relax around the sparkling inground salt water pool. Included is the Zodiac AX10 automatic pool cleaner!
- Secure side by side two car accommodation with electric roller door
- Easy care low maintenance fully fenced landscaped 589m2 lot with direct gate access to the rear neighbourhood park!

Many other features that add to the functionality and livability of the home such as classic white plantation shutters, VJ walls with dado rails, wide pine timber floor boards, classic French doors, coloured glass features, ceiling fans, forever lasting eco decking boards, roof mounted solar system, discreet water tank with pump and more!!

All this, and located close to City bound transport, Fuzzy Duck local cafe and Coles of Kedron. You'll also be perfectly positioned to take advantage of the transport infrastructure of the Northern Busway, Airport Link and

## Clem 7 Tunnel network.

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