

RE/MAX Revolution

The Henry Wong Team®

2/74 BROUGHTON ROAD, KEDRON



Let's make history!



2/74 BROUGHTON ROAD, KEDRON

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BUY INTO THE LOCK-AND-LEAVE LIFESTYLE!

If you find comfort in convenience and revel in an easy urban lifestyle, this easily rentable Kedron hideaway could be exactly what you're looking for. Location trumps everything in this tightly held complex, with an easy commute to the city and everything you need just moments away.

First home buyers looking to leap onto the ladder in style will find this an NBN-connected property an enticing option. Not only is it immaculately presented, but it also sits on a shady, convenient and sought-after street of distinguished properties.

The boutique complex of only 6 units, with its exposed brick facade, sits behind a well-tended garden with a leafy aspect. Entry into the unit leads into the open-plan meals and living area, which is thickly carpeted and has a ceiling fan for comfort. The space flows out through sliding glass doors to the balcony outside, a breezy spot to enjoy some fresh air.

The kitchen has an abundance of workspace, with tiled floors making for low-maintenance living. There's an electric stove and oven, and ample timber cabinetry for storage.

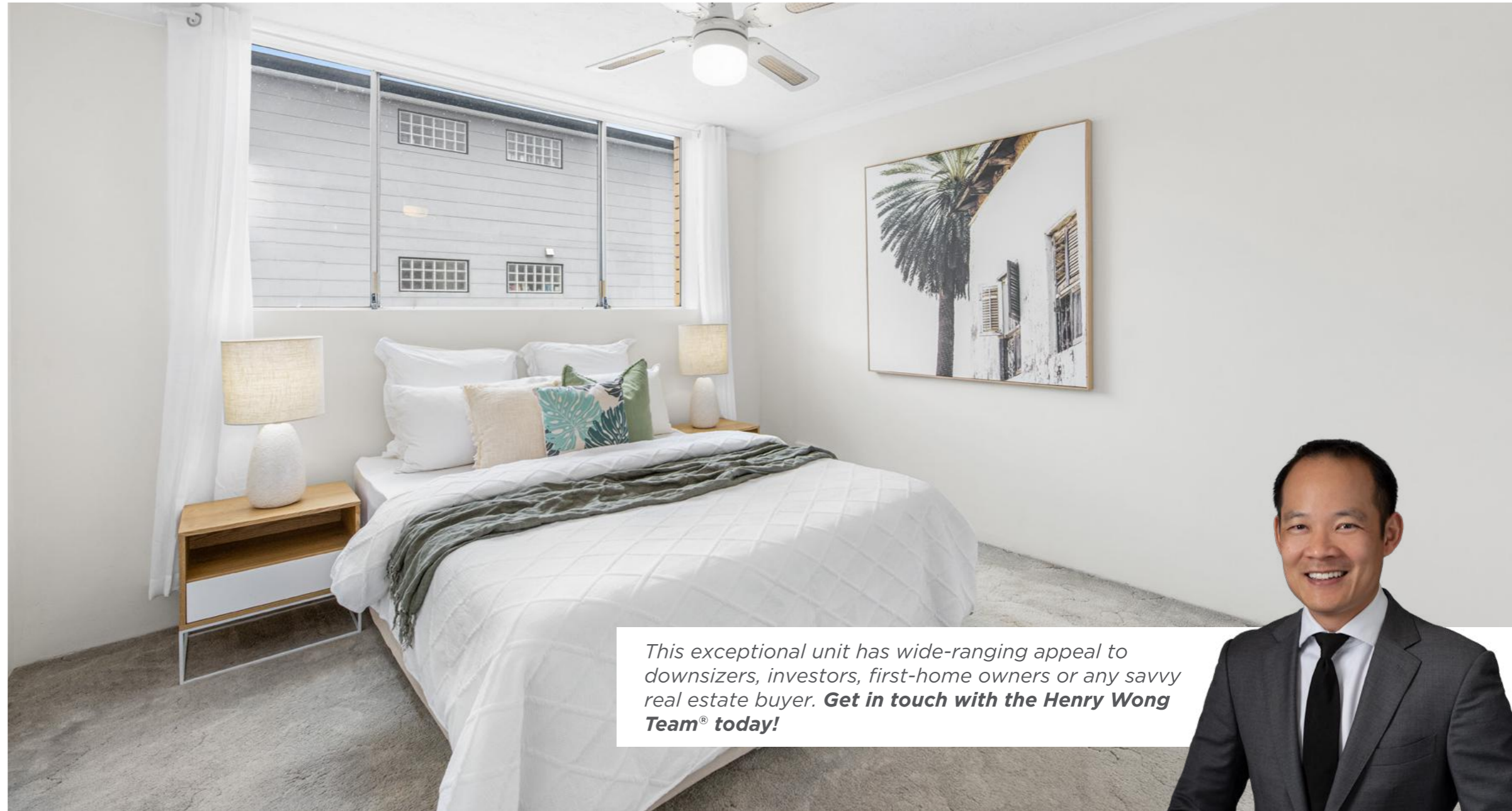
Two generous bedrooms are both well-lit, carpeted and have built-ins, with a ceiling fan to the master. They're serviced by a well-appointed bathroom, which has shower, toilet, vanity and eye-catching tiling and has gas-heated hot water. Directly below the unit is a dedicated lock-up garage, which has additional storage space and a laundry built in.





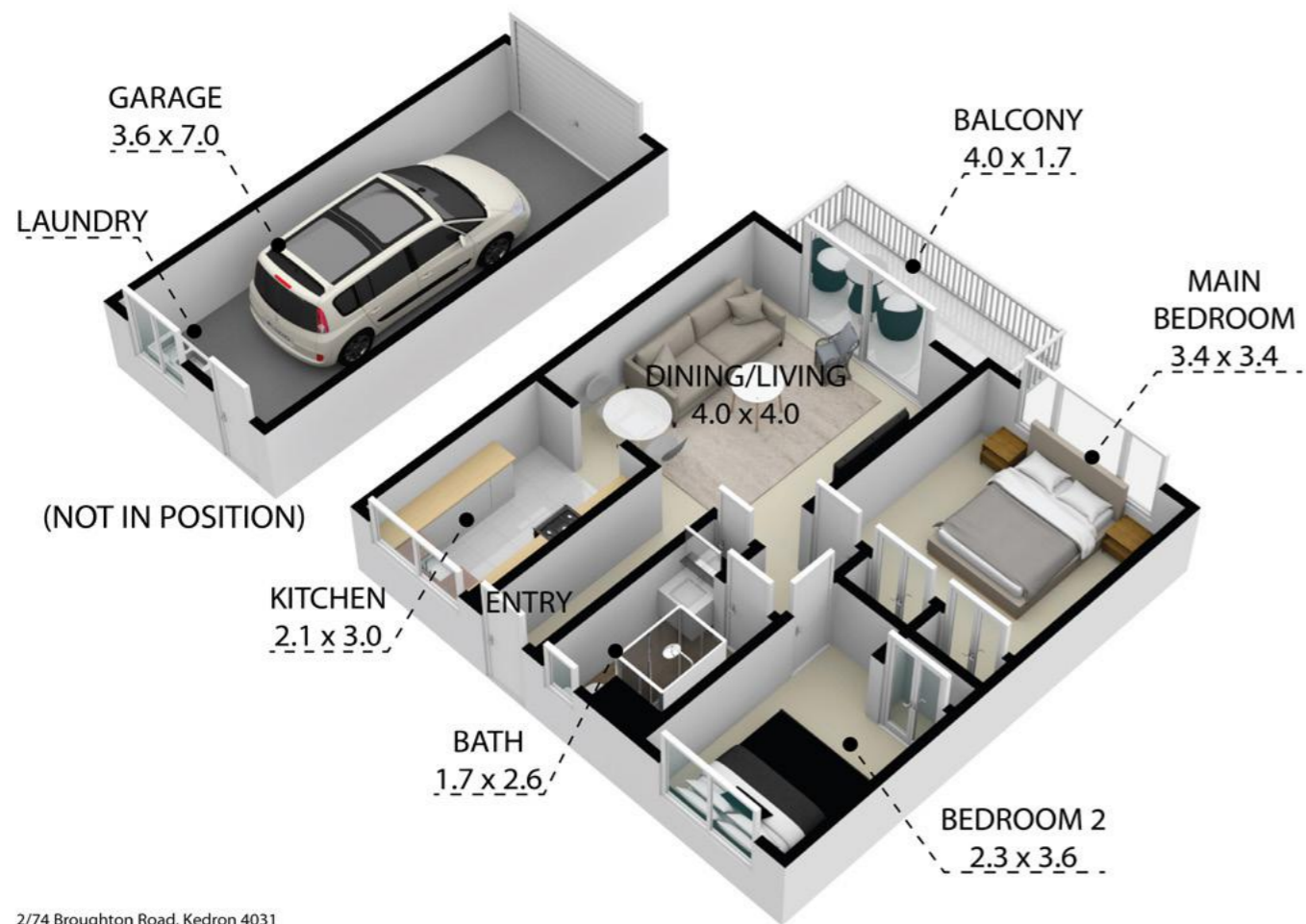
The enviable location comes with multiple benefits. Consider these:

- Proudly sitting in the Kedron State School and Kedron State High School Catchment Areas, and is a short drive to both.
- Padua College, St Anthony's Primary School and Mount Alvernia College are nearby.
- Public Transport is within walking distance.
- Coles Kedron, Stafford City Shopping Centre and Westfield Chermside are a short drive away.
- The CBD and Brisbane airport are 15-minutes drive away.
- Prince Charles Hospital is nearby, as is Keith Payne VC Park.



*This exceptional unit has wide-ranging appeal to downsizers, investors, first-home owners or any savvy real estate buyer. **Get in touch with the Henry Wong Team® today!***





2/74 Broughton Road, Kedron 4031

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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2/74 BROUGHTON ROAD RENTAL APPRAISAL



RE/MAX Revolution

Rental Appraisal

6 June 2023

We would like to thank you for the opportunity to provide a professional rental appraisal for the below mentioned property.

Property Address 2/74 Broughton Road, Kedron QLD 4031



Recommended Rent \$430-\$490 per week

PLEASE TAKE NOTE

Although RE/MAX Revolution takes every care when arriving at this figure, it is only our opinion and not a guaranteed rental value.

This figure could vary in accordance with the market and in a strong rental market it is possible that we could achieve an even higher rental price.

If you have any questions, please don't hesitate to contact me.

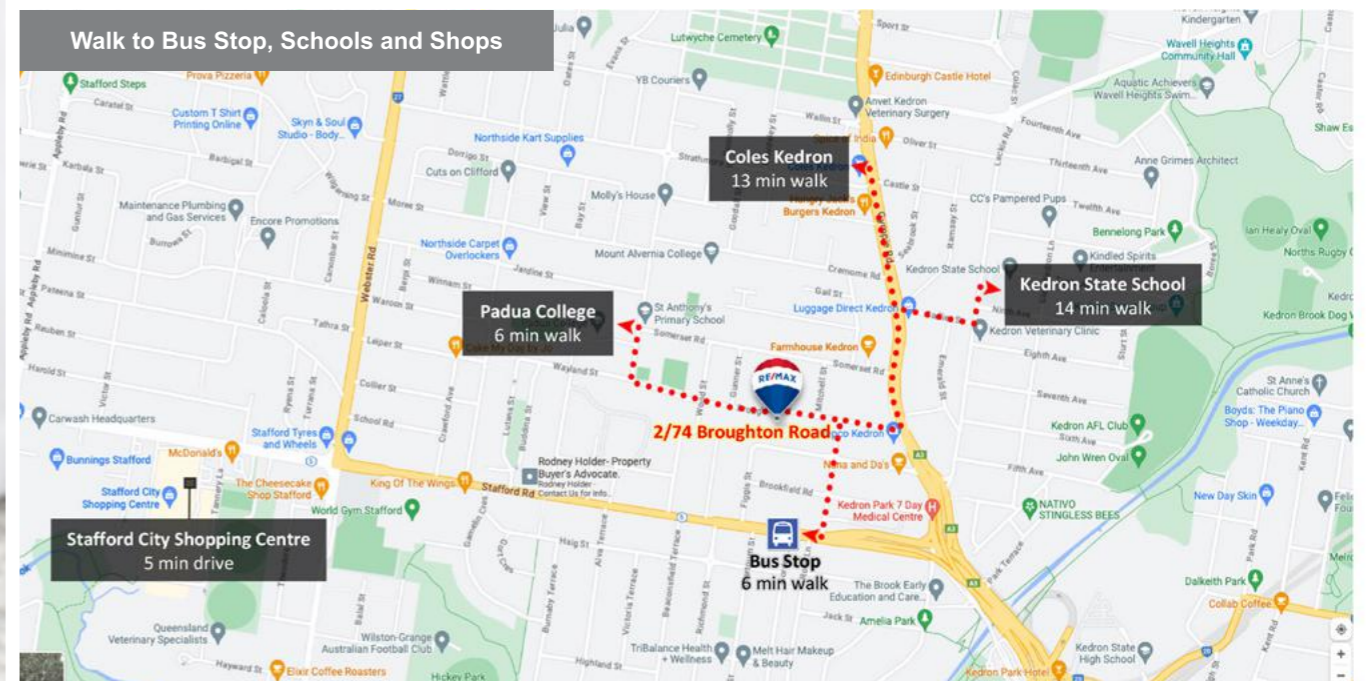
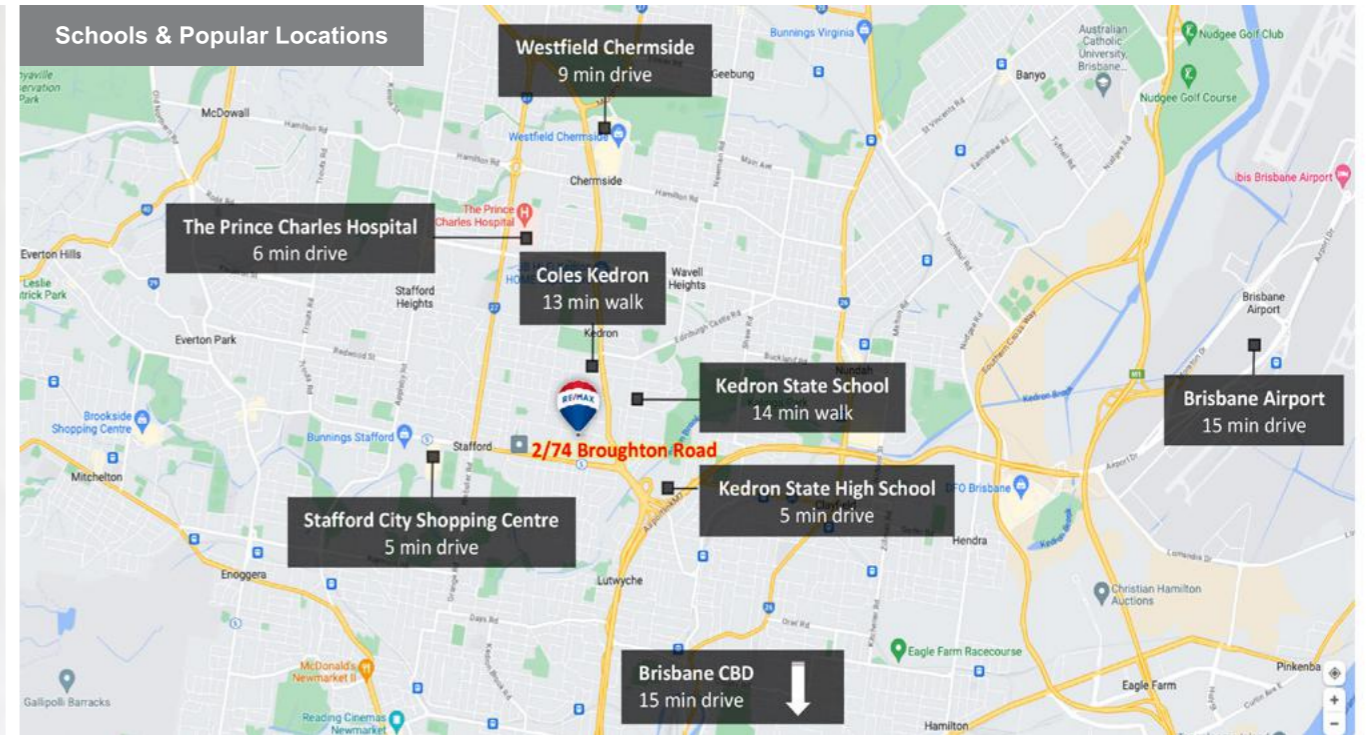
Kind Regards

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