



# SOLD

## SPACIOUS HOME WITH DUCTED AIR, PERFECT NORTHERLY ASPECT & GREAT YARD (851 SQM) WITH SIDE ACCESS - AMPLE ROOM FOR POOL, SHED, CARPORT ETC

This immaculate 4-bedroom family home, with ducted air-conditioning, new carpet and new paintwork throughout offers one of the best backyards on the market for some time. The 851 sqm block (fully fenced) is ideal for those wanting side access gates with room to park a caravan, boat, extra vehicles and to build a shed, pool and still have room for the kids to run and play. The perfect northerly aspect into the rear of the property allows for cooling summer breezes through the yard and alfresco and into all the spacious air-conditioned living areas, including the spacious kitchen and open plan family and dining areas. The very generously sized lounge room also features large north-east facing windows for perfect cool breezes. From the spacious kitchen, with its lounge breakfast bar benchtop, huge corner pantry and wide fridge cavity, you are central to all living areas, and you can look out over the alfresco and yard, enjoying those same cool summer breezes.

The spacious "master-suite" enjoys lots of natural light through the wide bay window overlooking the front of the property and boasts two huge walk-in robes and an ensuite with a double basin vanity and double-sized shower. The 3 kids' bedrooms in their own hallway wing also have air-conditioning (ducted), spacious built-in robes and ceiling fans. The extra-large bedroom 2 (4.2m x 3m) at the rear of the home looks over the backyard and enjoys lovely Northerly breezes. The spacious main bathroom with nearby linen cupboard service these kid's bedrooms and the laundry is tucked away close to the kitchen and outdoor rotary clothesline.

A few other features not mentioned include a large garden shed and a recently re-conditioned and re-painted tiled roof with ceiling insulation that minimizes heat coming in and cool air-conditioning escaping.

The home's location is quiet, yet convenient to most amenities, which includes:

- a short walk via pathway access to Julatten Place Park (100 metres), a great little park where kids can play on the swings, kick a ball or ride bikes along concrete pathways.
- Upper Kedron Recreation Reserve with a great off-leash dog park (150 metres away).
- a 120 metre walk via pathway access to local buses (route 267) that connect to Ferny Grove

### 4 BED | 2 BATH | 2 CAR

PRICE:  
\$1,150,000

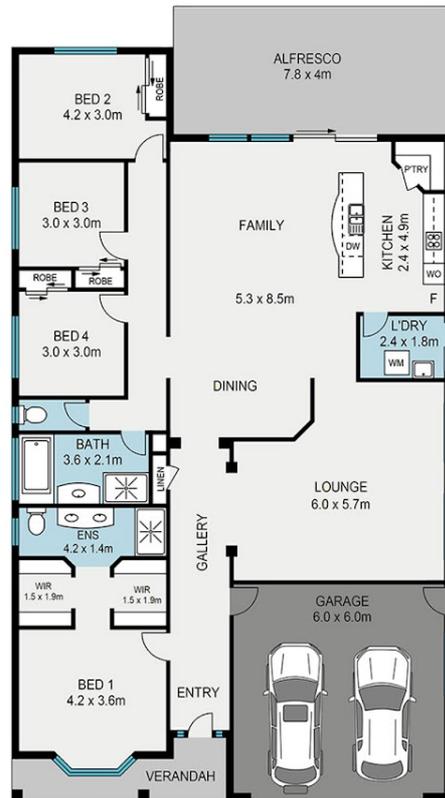
OPEN FOR INSPECTION:  
N/A



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# 24 KIRRALEE CRESCENT, UPPER KEDRON



Measurements are indicative only. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.