

## Bulimba, 36 Smallman Street

POSITION, PRESENTATION - THIS HOME IS JUST PERFECT!!

The position is perfect - you will not want to miss out on this quaint home.

Nestled less than 80m from the Oxford St strip and yet has all the yesteryear character, you will just love living in the this location.

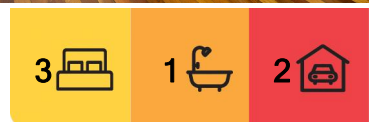
Spacious 3 bedroom, or two bedroom with study/office area options. Lovely polished timber floors greet you at the front door. Large open plan living and dining area with split system air conditioning is just the start. At the rear of this property you have a massive 3rd bedroom or rumpus area, plus and extra study nook area; the choice is yours as to what you create.

Double lockup carport at the front.

Walk to schools, movies, shops and much more



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/THTGVB](http://ljhooker.com.au/THTGVB)

**LJ Hooker Cannon Hill**  
**(07) 3906 1366**

Be quick to get your perfect location today

IMPORTANT! Please note:

\* Please use either the "Book Inspection" or "E-Mail Agent" button to view and register for available times and to be notified of changes of times. If no times are suitable, please call the office on 3906 1366 to arrange a suitable time.

\* If no inspection time is displayed, please register by clicking on the "Request an Inspection Time" tab so we can contact you once access is arranged.

\* If you do not register, we cannot notify you of any time changes, cancellations or further inspection times.

\* Please E-Mail pm1@ljhch.com.au or contact our office on 3906 1366 prior to submitting your application and state the address of the property you wish to apply for to obtain for a copy of the General Tenancy Agreement including any special terms and conditions.

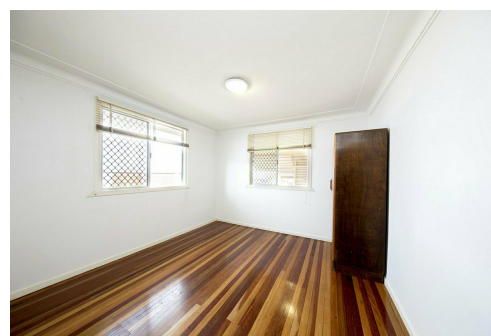
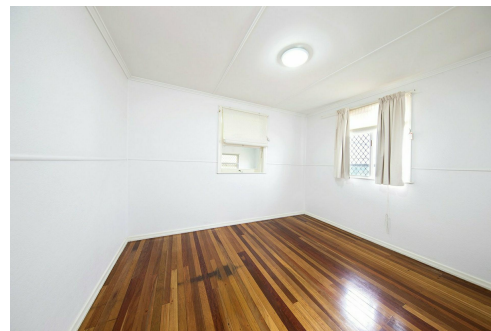
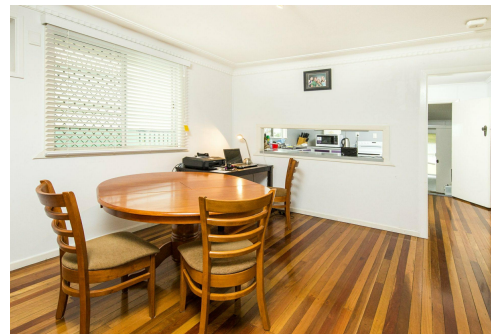
\* If the property is individually metered and WELS compliant, the owner reserves the right to charge water consumption if stated on the lease and will be invoiced by the Agent.

\* Pets considered upon application.

## More About this Property

<b>Property ID</b>	THTGVB
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning Toilets (1) Balcony Floorboards Fully Fenced

**LJ Hooker Cannon Hill (07) 3906 1366**  
1878 Creek Road, CANNON HILL QLD 4170  
cannonhill.ljhooker.com.au | cannonhill@ljhch.com.au



**LJ Hooker Cannon Hill**  
**(07) 3906 1366**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.