

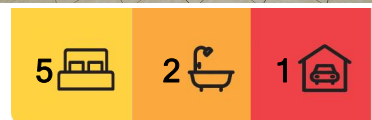


## Hemmant, 35 Padbury Street

SPACE FOR THE WHOLE FAMILY OR PERFECT HOME  
OFFICE &ndash; Dual living

Welcome to 35 Padbury St, Hemmant. This is a home that will accommodate all your needs with 2 independent living spaces it is perfect for those who have a work from home needs, or for those who need space for Mum and Dad or the teenagers! Thought has been given to both living spaces to accommodate the family needs while allowing for total privacy both up and downstairs. Light-infused living areas both upstairs and downstairs make this home feel comfortable from the moment you step through the door. For people who work from home, this property is ideal as you can set up downstairs for the home office space and still have your family space independently upstairs.

For those who have extra toys such as a boat, trailer, or caravan, there is plenty of



**For Lease**

Please Call

**View**

[ljhooker.com.au/T6FGVB](http://ljhooker.com.au/T6FGVB)



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

space for off-street parking with this 810m2 block. Across the road is a lovely park for the family to enjoy.  
Not suitable for pets due to the lack of fencing.

#### Property Details:

##### Upstairs:

3 Generous bedrooms with built-in robes in the master and ceiling fan. Free-standing chest of drawers for 2 rooms.

The main bathroom has had some refreshments

Open plan L-shaped lounge dining leading onto the kitchen area with lovely timber floors and plenty of light from the numerous windows.

The galley-style kitchen with an abundance of storage and a walk-in room for the extra storage of goods etc. (create your own butler's pantry)

Air conditioning in the living areas

##### Downstairs:

Tiled open-plan living area and dining.

Modern kitchen with plenty of storage and stainless-steel appliances.

2 bedrooms with tiled floors, ceiling fans, built-in robe on the master.

Separate office space area or sewing room.

Rear rumpus or office space that opens onto the rear patio area.

Security screen.

##### More features that you will love:

Security screens downstairs and on some of the accessible windows upstairs

Patio area at the rear of the house downstairs

Garden shed at the rear

Large yard & ready for the family cricket match or enjoy space for parking the trailer or boat.

Double carport at the front

##### Location tips:

Park across the road

Short walk to the bus stop on Kianawah Road

Minutes to Lindum train station

Minutes' drive from Brisbane Bayside State College on Wynnum West State School

Short drive to Iona Boys college, or Moreton Bay Boys and Girls college.

Approx 13-15 min drive to Brisbane Airport

Approx 13-14 radial km to Brisbane CBD

PORTANT! 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



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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 [pml@ljhch.com.au](mailto:pml@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

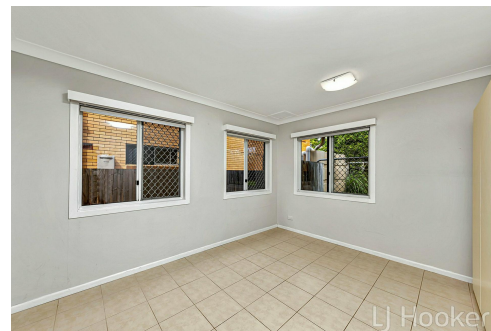
**Property ID** T6FGVB

**Property Type** House

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

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