



12 Diamond Avenue, Kallangur

LOW-MAINTENANCE LIVING WITH SOLAR, BATTERY STORAGE & FANTASTIC LOCATION!

Welcome to 12 Diamond Avenue, Kallangur – a well-appointed home offering the perfect combination of comfort, practicality, energy efficiency and modern convenience. Positioned on an easy-care 400m² block, this inviting property is ideal for families, couples or professionals seeking a comfortable lifestyle without the hassle of extensive property maintenance.

Featuring three generously sized bedrooms, two bathrooms and a double garage, the home offers a functional layout designed for everyday comfort. With tiled or hard flooring throughout and no carpets, keeping the home clean and tidy is a breeze!

One of the standout features is the impressive 6.5kW solar system with battery storage, offering the potential for reduced electricity costs and greater energy efficiency.

The well-appointed kitchen has a brand-new dishwasher and four-

3 2 2

FOR RENT

\$700 wk

VIEW

By Appointment

AGENTS

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burner gas cooktop, providing modern convenience for everyday cooking and entertaining. The air-conditioned lounge room offers a comfortable space to relax throughout the seasons, while ceiling fans and built-in wardrobes add to the home's practicality.

Step outside to discover the screened patio, the perfect spot to enjoy your morning coffee, unwind after a busy day or entertain family and friends in comfort.

The backyard has been thoughtfully designed with low-maintenance living in mind, featuring raised garden beds, a rainwater tank and no lawn mowing required! Additional paving has also been set beside the garden shed, creating an even more practical and easy-care outdoor space. A separate shed provides valuable storage for tools, gardening equipment, bicycles and other household items.

LOCATION, LOCATION, LOCATION!

Conveniently positioned in an established pocket of Kallangur, this property offers fantastic accessibility to everyday essentials and major transport connections.

Both Kallangur and Murrumba Downs train stations are within walking distance, providing convenient public transport options for commuters. With the Bruce Highway/M1 access less than five minutes away, travelling towards Brisbane CBD or the Sunshine Coast is made easy.

You'll also love having Kallangur McDonald's just a two-minute walk away, along with convenient access to local shops, supermarkets, schools, childcare centres and other everyday amenities. The nearby North Lakes shopping and dining precinct offers even more retail, entertainment and lifestyle options.

PROPERTY FEATURES AT A GLANCE:

- Three generously sized bedrooms
- Two bathrooms for added everyday convenience
- Double garage with secure parking for two vehicles
- 6.5kW solar system with battery storage
- Air-conditioned lounge room
- Ceiling fans for added comfort
- Built-in wardrobes
- Brand-new dishwasher
- Brand-new four-burner gas cooktop
- Tiled or hard flooring throughout – no carpets!
- Screened outdoor patio, perfect for entertaining
- Raised garden beds for gardening enthusiasts
- Rainwater tank
- Low-maintenance, no-mow backyard
- Additional paving completed beside the garden shed
- Separate garden shed for extra storage
- Easy-care 400m² block

LOCATION HIGHLIGHTS:

- Walking distance to Kallangur and Murrumba Downs train stations
- Less than five minutes to Bruce Highway/M1 access
- Approximately two minutes' walk to Kallangur McDonald's
- Convenient access to local schools and childcare facilities
- Close to supermarkets, local shops and everyday essentials
- Easy access to Westfield North Lakes, dining and entertainment
- Convenient commuting options towards Brisbane CBD and the Sunshine Coast

With its energy-efficient features, modern kitchen upgrades, low-maintenance outdoor spaces and fantastic location, this property ticks all the boxes for convenient and comfortable living.

Don't miss your opportunity to call this fantastic property home
– register your interest and book an inspection today!

MORE DETAILS

Property ID	28T5F39
Property Type	House
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

Candy Demesa

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