



## Mango Hill, 35 Gilmour Street

### Capestone Delight

35 Gilmour Street is located within the always popular Capestone Estate of Mango Hill. There is a park and greenspace across the road, miles of walking paths, shops, child care transport and sought after primary and secondary schools are just a short stroll away.

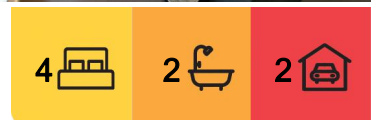
The master bedroom is positioned at the front of the home and features air conditioning, pendant lighting, walk in wardrobe and a generous ensuite with double vanity and large shower.

The formal lounge room is carpeted and offers the flexibility and space you have been looking for. Don't need a second lounge? This could also be a fantastic work from home space/games room or media room - this room is an excellent size!

The kitchen and family/meals area is located in the center of the home - the true home hub. Creating your favourite recipes will be a delight in this kitchen! There is a terrific



**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.



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[ljhooker.com.au/26XFF39](http://ljhooker.com.au/26XFF39)

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**(07) 3204 4666**

amount of storage and bench space plus the walk in pantry is hidden away at the end of the kitchen. Affording you all the room to store every appliance and stock up with a bulk shop if Costco is your go to.

Stone bench tops, a breakfast bar, gas cook top, double fridge space with plumbing, microwave cupboard and dishwasher complete this ideal kitchen.

Towards the rear of the home you will find the carpeted kids retreat room. Bedrooms two and three are accessible from this area.

Just up the hall you will find the main bathroom, separate toilet, separate laundry room and fourth bedroom.

All bedrooms have built in wardrobes and the second bedroom also has split system air conditioning for your favourite child.

Out the back there is a covered patio area that overlooks the fully fenced backyard and provides the perfect spot for the BBQ.

Additional features include

- Security screens for your added peace of mind
- Ceiling fans throughout
- Remote control double lock up garage
- Low maintenance gardens

If you are not familiar with this fantastic location;

- 300m to Mango Hill State Secondary College
- 900m to IGA Capestone shopping complex with bakery, restaurants and gym
- 1.4km to St Benedicts Primary and Secondary School
- 1.7km to Mango Hill State School
- 1.4km to Mango Hill Train Station
- 2km to Mango Hill Train Station

Arrange your inspection today!

Water Charges Apply

Disclaimer:

\*\*\* INSPECTIONS are a MUST before applications can be submitted \*\*\*

To arrange an inspection please click on the register to inspect tab or book inspection tab, this will then prompt you thorough to show inspection times or email you a link to arrange inspections. Should times not be available you will be notified as soon as more times are released or inspections become available again.

We accept our LJ Hooker Kallangur application forms and applications from 2 Apply ONLY. Other application platforms (1form, Ignite, Snug etc) are not accepted.

Once you've registered for an inspection or inspected, you'll receive an email with links to both of the above application forms.



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## More About this Property

|                      |  |
|----------------------|--|
| <b>Property ID</b>   | 26XFF39  |
| <b>Property Type</b> | House  |
| <b>Land Area</b>     | 477 sqm  |
| <b>Including</b>     | Air Conditioning<br>Toilets (2)<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Fully Fenced<br>Remote Garage<br>Solar Panels |

### Lorraine Sellars

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