

## Acacia Ridge, 12 Callard Street

ABSOLUTLEY FABULOUS IN ACACIA RIDGE

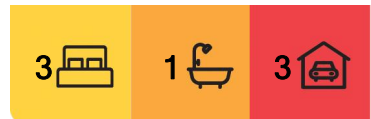
12 Callard Street offers a move in ready, well-maintained property, located in the rapidly growing suburb of Acacia Ridge. Perfect for First Home Buyers, investors, and families alike.

Ascend the stairs, onto the front porch, a great vantage point to watch the world go by. Enter the front door into the spacious lounge connecting via French doors to the porch for great air flow, or via the pass through to the kitchen. The updated kitchen is positioned beside the dining area with ample storage & preparation space, double door pantry and stainless appliances. The oversized, covered back deck offers the perfect place to entertain and relax. Families will love the expansive back yard with plenty of room for the swing sets and fur babies to run around.

Back inside the home are 3 good-sized bedrooms, all with wardrobes and ceiling fans. The renovated bathroom has a shower over bath with a separate toilet. Beautiful hardwood



**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 Sale**  
INVITING OFFERS

**View**  
Tue 11th Feb @ 5:00PM - 5:30PM

**Contact**  
**Jane Elvin**  
0408 344 417  
j.elvin@ljhookerproperty.com.au  
**Nick Morrison**  
0492 902 115  
n.morrison@ljhookerproperty.com.au

**LJ Hooker Annerley | Yeronga |  
Salisbury  
(07) 3848 7369**

floors are throughout the living areas and the bedrooms, complimented by a fresh, neutral colour palette. The main living area is air-conditioned and flows throughout the home.

The 15.1m frontage not only separates you from the neighbours but also provides an access gate on both sides to the backyard, great space for a caravan, boat, or work vehicles. Under the home there is plenty of lock up storage, laundry, plus a large workshop. There is a double carport, plus a garage.

Acacia Ridge is a fast-developing suburb due to its proximity to the Brisbane CBD (within 15km) and excellent amenities. Families will appreciate the nearby schools, including Acacia Ridge State School, Watson Road State School, and St Fatima's Primary School, as well as numerous daycare centres. Shopping options are abundant, with the Elizabeth Street Shopping Centre (featuring an IGA and specialty stores) and Acacia Market Place (home to Woolworths and Aldi) both just a short drive away.

Notable features of 12 Callard Street at a glance:

- 607sqm flat block with a 15.1m frontage
- 3 good sized bedrooms all with wardrobes & ceiling fans
- Air-conditioned, open plan lounge and dining
- Updated kitchen with ample storage & preparation space, double door pantry and stainless appliances.
- Large, covered entertainment deck that flows out from the kitchen and dining area
- Renovated bathroom with a shower over bath and a separate toilet
- Hardwood floors throughout the living areas with carpets in the bedrooms
- Double carport, garage, workshop + plenty of lock up storage
- Acacia Ridge is on both the train line & bus lines
- Moments to both Acacia Ridge State School and Watsons Road State School
- Short drive to Elizabeth Street Shopping Centre (featuring an IGA and specialty stores) & Acacia Market Place (home to Woolworths and Aldi)
- Only 15km to the CBD ensuring work and play are never too far away.

Call Jane Elvin or Nick Morrison to discuss this outstanding property further.



**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.

**LJ Hooker Annerley | Yeronga |  
Salisbury  
(07) 3848 7369**

## More About this Property

<b>Property ID</b>	1EG5H31
<b>Property Type</b>	House
<b>Land Area</b>	607 m <sup>2</sup>
<b>Including</b>	Air Conditioning Deck Outdoor Entertaining Floorboards Workshop Fully Fenced

### Jane Elvin 0408 344 417

Principal - Sales & Marketing Consultant | [j.elvin@ljhookerproperty.com.au](mailto:j.elvin@ljhookerproperty.com.au)

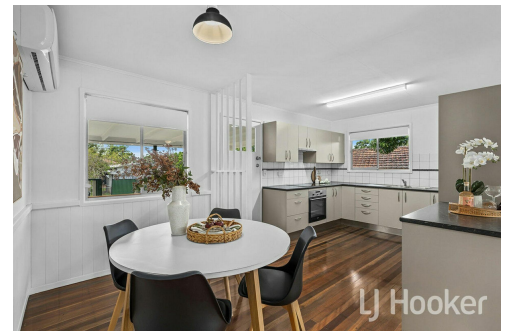
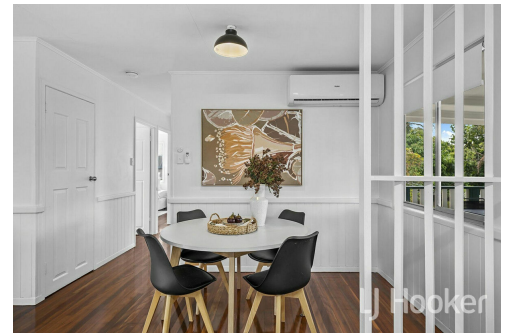
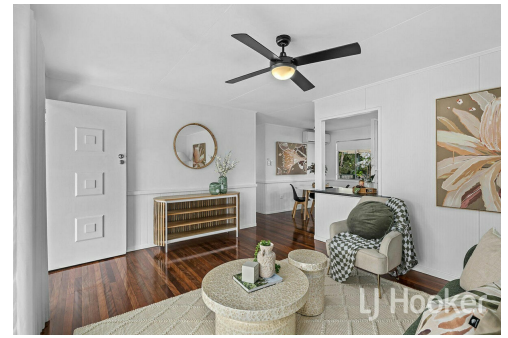
### Nick Morrison 0492 902 115

Sales Associate to Jane Elvin | [n.morrison@ljhookerproperty.com.au](mailto:n.morrison@ljhookerproperty.com.au)

### LJ Hooker Annerley | Yeronga | Salisbury (07) 3848 7369

443 Ipswich Road, ANNERLEY QLD 4103

[annerleyyeronga.ljhooker.com.au](http://annerleyyeronga.ljhooker.com.au) | [admin@ljhookerproperty.com.au](mailto:admin@ljhookerproperty.com.au)



**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.

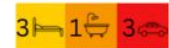
**LJ Hooker Annerley | Yeronga |  
Salisbury  
(07) 3848 7369**



12 Callard Street, Acacia Ridge



Internal 80m<sup>2</sup> | External 607m<sup>2</sup>



Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. No responsibility will be taken for any errors or omissions.



**LJ Hooker Annerley | Yeronga |  
Salisbury  
(07) 3848 7369**

**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.