



Burpengary, 7/9-15 Claudia Street

Modern Townhouse in Burpengary: Where Comfort Meets Convenience

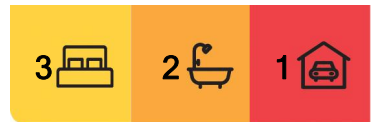
This immaculately presented townhouse seamlessly combines modern comfort, convenience, and accessibility, making it an ideal choice for those seeking a balanced lifestyle. Situated in the highly desirable and ever-popular Burpengary area, this property offers the perfect blend of peaceful suburban living while maintaining proximity to a range of essential amenities. Enjoy easy access to local schools, shopping precincts, medical facilities, and public transport options, ensuring everything you need is right at your doorstep. Whether you're a first-time buyer, a growing family, or someone looking for a low-maintenance home in a vibrant community, this townhouse is sure to impress with its thoughtful design and prime location.

Key Features:

- * 3 Spacious bedrooms.
- * Open-plan living areas that allow for ample natural light.
- * Fully equipped kitchen with quality appliances.



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- * Private outdoor spaces, ideal for entertaining or relaxation.
- * Low-maintenance yard, perfect for busy professionals or families.
- * Currently tenanted to 14th Feb 25

Rates Approx. \$1,800 a year

Body Corporate Approx. \$3,200

Water Rates Approx. \$1,400

Local Amenities:

Schools:

- * Burpengary State School - 2.5 km (3 minutes by car).
- * Northpine Christian College - 3.5 km (4 minutes by car).
- * Burpengary State Secondary College - 5.5 km (5 minutes by car).
- * St. Eugene College - 6 km (7 minutes by car).

Shops:

- * Burpengary Plaza - 3 km (3 minutes by car).
- * Marketplace Shopping Centre - 4 km (7 minutes by car).

Transport & Accessibility:

- * Burpengary Train Station - 3.5 km (3 minutes by car).
- * Access to the Bruce Highway/Motorway - 3 km (3 minutes by car) for quick travel to Brisbane or the Sunshine Coast.
- * Brisbane CBD - 40 km (40 minutes by car).

This location offers the best of both worlds - a peaceful residential setting with excellent access to schools, shopping, and transport, making it the ideal choice for families and commuters alike.

Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 32044666."



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More About this Property

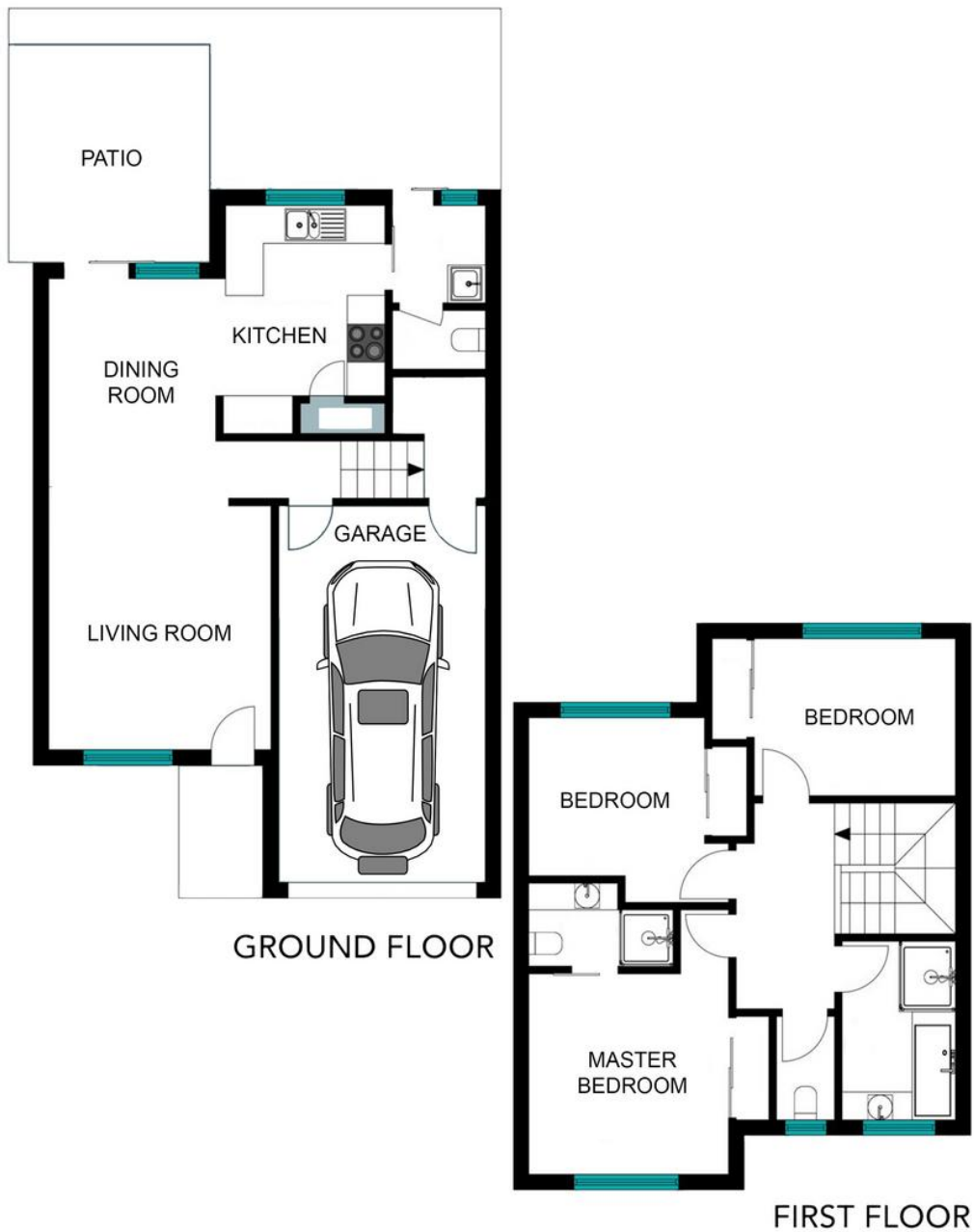
Property ID	CTMHF3
Property Type	Townhouse
Land Area	125 m ²
Including	Air Conditioning Toilets (3) Dishwasher Outdoor Entertaining

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Whilst every attempt has been made to ensure accuracy,
 Floor Plans are representative and should be used as a guide only