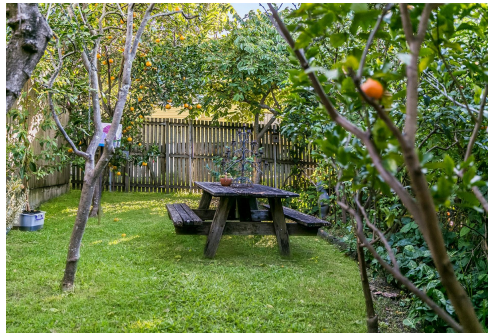




Capalaba, 35 Larbonya Crescent

CONTACT FOR INSPECTION - Acreage Vibe With City Convenience

Nestled in the heart of Capalaba, this delightful house on Larbonya Crescent offers an idyllic retreat for families seeking comfort and convenience. The property boasts a spacious layout that seamlessly blends indoor and outdoor living, perfect for entertaining guests or enjoying quiet family moments. With its welcoming ambiance and thoughtful design, this home is a true gem.

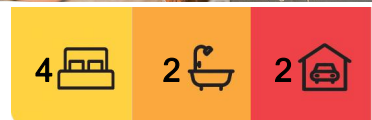
Capalaba is renowned for its family-friendly atmosphere and vibrant community spirit. You'll be just minutes away from local parks, shopping centres, and a variety of dining options, ensuring that all your lifestyle needs are met. The nearby Capalaba State College provides excellent educational opportunities for growing families.

A few of the property features:

- Gas cooktop



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
Offers Over \$970,000

View
ljhooker.com.au/BS48F2S

Contact
Bruce Hutchison
0403 245 556
bruce@ljhpropertycentre.com.au

Joseph Stella
0466 497 554
jstella@ljhpropertycentre.com.au

LJ Hooker Property Centre
(07) 3286 2500

- Powered shed with sink
- Attic storage
- Fireplace with ready-to-use wood
- Plumbing and filter for fridge
- Water tank for garden
- Fans in all rooms
- As-new kitchen and custom-built bathroom vanities
- Custom-built shelves in kitchen and hallway
- Extensive storage in laundry and bathrooms
- Naturally cool home due to location and trees
- Walking distance to regional park with dog park
- Close to dam and reserve, abundant wildlife
- Low-maintenance garden with lighting
- Peaceful location away from street noise
- Private driveway and secure gated entrance
- Kitchen pass-through window
- Rear yard car access
- Orchard with fruit trees
- Large windows throughout
- Spacious appliance cupboard
- Two living areas and two undercover outdoor living spaces
- Large driveway with ample turning space
- Generous-sized bedrooms
- Potential to convert garage into rumpus room
- Fernery/pet area
- Excellent drainage, no flooding
- Solar power and hot water

This property won't stay on the market for long. Seize this opportunity to secure your family's future in one of Capalaba's most sought-after locations. Contact Joe or Bruce today to secure your new home.

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More About this Property

Property ID	BS48F2S
Property Type	House
Land Area	1029 m ²
Including	Outdoor Entertaining Gas Cooktop Fireplace Large Block Quiet Location Large Home

Bruce Hutchison 0403 245 556

Independent Contractor - Starsky Enterprises Pty Ltd |
bruce@ljhpropertycentre.com.au

Joseph Stella 0466 497 554

Sales Agent | jstella@ljhpropertycentre.com.au

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Hutch & Stella
TEAM
at LJ Hooker Property Centre

SITE PLAN LEGEND

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.