

## Capalaba, 45 Callaghan Way

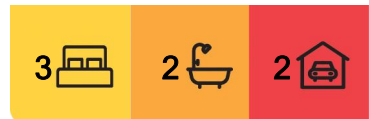
Capalaba Investment Goldmine: Prime Location!

Attention all investors! This immaculate property on a generous 642m<sup>2</sup> block in this sought-after Capalaba estate presents an exceptional opportunity for immediate returns and future capital growth.

Why this property is perfect for you:

- \*Prime Capalaba location ensures strong rental demand.
- \*Spacious, open-plan living area and modern kitchen
- \*Large shed provides additional value for potential tenants (storage, workshop, etc.).
- \*Expansive backyard offers a family-friendly environment.
- \*Secure tenancy in place until February 2025, guaranteeing a steady rental income stream from day one.

Seeking a low-maintenance lifestyle in a vibrant community? Look no further than this spacious lowset brick home in Maridale Park Estate.



**For Sale**  
Offers Over \$799,000

**View**  
[ljhooker.com.au/BRQ0F2S](https://ljhooker.com.au/BRQ0F2S)

**Contact**  
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**LJ Hooker Property Centre**  
**(07) 3286 2500**

**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.

Contact Joe or Bruce today and secure your next home.

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## More About this Property

<b>Property ID</b>	BRQ0F2S
<b>Property Type</b>	House
<b>Land Area</b>	642 m <sup>2</sup>
<b>Including</b>	Outdoor Entertaining

**Joseph Stella 0466 497 554**

Sales Agent | [jstella@ljhpropertycentre.com.au](mailto:jstella@ljhpropertycentre.com.au)

**Bruce Hutchison 0403 245 556**

Independent Contractor - Starsky Enterprises Pty Ltd | [bruce@ljhpropertycentre.com.au](mailto:bruce@ljhpropertycentre.com.au)

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45 Callaghan Way, Capalaba 4157

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 purchaser.

