



Boundary markings are approximate

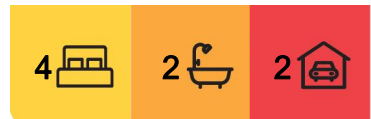


## Capalaba, 5 Kilkenny Street

Sold By Nyree Ewings

THIS WELL MAINTAINED HOME OFFERS YOUR FAMILY THE VERSATILITY YOU'VE BEEN SEARCHING FOR WITH TWO MASTER BEDROOMS —ONE OF WHICH COULD BE SEPARATED AND USED LIKE A GRANNY FLAT COMPLETELY SEPARATE OR DOUBLE UP FOR 2 POTENTIAL RENTAL INCOMES TOO!

- \* Striking vaulted ceilings greet you on entry and allow ample natural light throughout
- \* Featuring timber paneling and exposed brick adding a sense of character & texture
- \* Large formal lounge, casual meals and 2nd living area for the kids
- \* Family size kitchen is the heart of the home with ample storage and breakfast bar for casual meals
- \* 4 bedrooms —2 master bedrooms with access to bathrooms
- \* Extended entertaining areas for meals and lounge area
- \* Side access and room for caravan/trailer at the side plus double garage



**For Sale**  
\$929,000+

**View**  
[ljhooker.com.au/BSRRF2S](http://ljhooker.com.au/BSRRF2S)

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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.

A GREAT SIZE INSIDE AND LOW MAINTENANCE OUTSIDE WITH EASY ACCESS TO EVERYTHING CAPALABA HAS TO OFFER INCLUDING MULTIPLE PARKS, SHOPPING CENTRES, TRANSPORT AND SCHOOLS —THIS IS AN OUTSTANDING OPPORTUNITY FOR THE SMART BUYER!!!

Additional Property Information:

- Vacant
- Rates approx. \$1110 per qtr incl. water
- Rental Appraisal \$740 - \$700 pw

## More About this Property

<b>Property ID</b>	BSRRF2S
<b>Property Type</b>	House
<b>Land Area</b>	601 m <sup>2</sup>
<b>Including</b>	Air Conditioning Courtyard Dishwasher Built-in-Robes

**Nyree Ewings 0404 138 785**

High Performance Agent - Independent Contractor - Nyree Ewings Pty Ltd |  
newings@ljhpc.com.au

**Alex Mitchell 0418 540 179**

| amitchell.cleveland@ljh.com.au

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# 5 Kilkenny Street, Capalaba

House Area: 266m<sup>2</sup>

*Nyree Ewings*

**LJ Hooker Property Centre**



PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.