



1/32 Merrick Street, Capalaba

## Super Starter!

A fantastic opportunity for first home buyers, downsizers, or savvy investors.




This well-presented home offers three generous bedrooms, all complete with ceiling fans, while the master bedroom enjoys the comfort of air conditioning. The spacious main living area is also air-conditioned, providing year-round comfort for the whole family.

At the heart of the home is a modern kitchen featuring quality appliances, including a dishwasher, and ample storage and bench space for everyday living.

Step outside and you'll discover a standout entertaining deck, creating the perfect space for hosting family gatherings, weekend barbecues, or simply relaxing while overlooking the backyard.

Downstairs offers excellent versatility with a large storage area, separate storage room, and the convenience of an additional toilet. The fully fenced yard provides privacy and security for children and pets, while the automatic roller door adds practicality and ease of access.

Positioned in a convenient Capalaba location close to schools, shops,

3  1  2 

### FOR SALE

Submit All Offers

### VIEW

Sat 20th Jun @ 1:00PM - 1:30PM

### AGENTS

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

### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500

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 **LJ Hooker**

public transport, and local amenities, this property represents outstanding value and would make an ideal place to call home or a smart addition to any investment portfolio.

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Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

## MORE DETAILS

Property ID	BUD5F2S
Property Type	House
Land Area	265 m2
Including	Outdoor Entertaining Fully Fenced

### **Bruce Hutchison 0403 245 556**

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

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

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1/32 Merrick Street,  
Capalaba

-  3 Bedrooms
-  1 Bathroom
-  2 Car Spaces & Driveway

**Site Plan Legend**

- 1. Driveway
- 2. Verandah
- 3. Water Tank
- 4. Deck
- 5. Clothes Line



Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements of doors, windows, rooms and other items are approximate. No responsibility is accepted for any error, omission or misstatement.

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