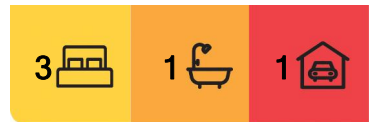


## Capalaba, 3/46 Pittwin Road South

SOLD BY JAMES AND GRAEME CARMICHAEL



Welcome to 3/46 Pittwin Road South, Capalaba - a well-positioned 3-bedroom, 1-bathroom unit with a single-car garage, offering a practical lifestyle in a central location. Set on a 121m<sup>2</sup> block with 108m<sup>2</sup> of internal living space, this property is ideal for first-home buyers, downsizers, or investors seeking convenience and value.

### Property Highlights:

#### Living & Comfort:

- \*Three comfortable bedrooms providing ample accommodation.
- \*One well-appointed bathroom.
- \*Open-plan living and dining area promoting a seamless flow.
- \*Single-car garage offering secure parking and additional storage.

#### Kitchen & Utilities:



**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**  
UNDER CONTRACT

**View**  
[ljhooker.com.au/BT65F2S](http://ljhooker.com.au/BT65F2S)

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

\*Functional kitchen layout with sufficient bench and storage space.

\*Internal laundry facilities for added convenience.

Outdoor Features:

\*Private courtyard, perfect for outdoor relaxation or entertaining.

\*Low-maintenance gardens enhancing the property's appeal.

Additional Features:

\*Electric hot water system.

\*North-facing orientation, maximizing natural light throughout the day.

Prime Location:

Situated in a quiet complex, this property offers:

Proximity to Amenities:

oWalking distance to Capalaba Park and Capalaba Central Shopping Centres, providing a variety of retail, dining, and entertainment options.

oClose to local cafes, restaurants, and essential services.

Educational Facilities:

oNear reputable schools, including Capalaba State College and Coolnwynpin State School.

Transport Links:

oEasy access to public transport, including bus services connecting to Brisbane CBD and surrounding areas.

oConvenient access to major roadways, facilitating smooth commutes.

This well-maintained unit at 3/46 Pittwin Road South presents a fantastic opportunity to secure a comfortable home in a sought-after location.

Additional Information:

\* Vacant

\* Rental Appraisal: \$540 Per Week

\* Rates: Approx. \$629 Per Quarter

\* Body Corporate: Approx. \$500 Per Quarter

All information provided is gathered from reliable sources; however, prospective buyers are advised to conduct their own due diligence to verify details.

Note: This property is being marketed without a specified price; thus, a price guide cannot be provided. The listing may appear in a price range for website functionality purposes only.

## More About this Property

<b>Property ID</b>	BT65F2S
<b>Property Type</b>	Townhouse
<b>House Size</b>	108 m2
<b>Land Area</b>	121 m2
<b>Including</b>	Air Conditioning Courtyard

**James Carmichael 0408 455 771**

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3/46 Pittwin Road South, Capalaba

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