



3/76-84 Holland Crescent, Capalaba

## Prime Position, Strong Potential, Smart Buying

This well-presented town house offers an excellent opportunity for first-home buyers looking to enter the market or astute investors seeking a solid addition to their portfolio. With neat presentation, strong fundamentals and scope for cosmetic enhancement, this property presents genuine potential to add value and create a comfortable home in a convenient location.

The layout features an open-plan living and dining area complemented by a functional kitchen, two well-proportioned bedrooms, a central bathroom, two separate toilets and a private, fully fenced courtyard-ideal for enjoying the morning sun or low-maintenance outdoor living.

Set in an ultra-convenient position, the home is within walking distance to schools, shops, parks and public transport, with easy access to major shopping centres and arterial roads connecting you to Brisbane CBD, the airport and both the Sunshine and Gold Coasts. Features include:

### Downstairs

- Kitchen with dishwasher
- Open-plan lounge and dining area

2 1 1

**FOR SALE**  
Expressions of Interest

### AGENTS

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### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500

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.

**LJ Hooker**



- Private grassed courtyard
- Single garage
- Separate laundry space
- Guest toilet and additional storage

#### Upstairs

- Large master bedroom with two built-in wardrobes and ceiling fan
- Second bedroom with built-in wardrobe and ceiling fan
- Study nook
- Bathroom with separate bath and shower
- Separate toilet
- High ceilings and additional storage

#### Complex Facilities

- Communal greenhouse
- Outdoor seating area
- Swing set
- Visitor parking
- Shared washing lines

#### Additional Information

- Estimated rental return: \$450-480 per week (2026 appraisal)
- Council rates: approx. \$700 per quarter (including water)
- Walking distance to Holland Crescent Park, Capalaba State College, Aldi, Bunnings and Capalaba Park & Central Shopping Centres
- Short drive to Capalaba Bus Station, Carindale Shopping Centre and Brisbane Airport

Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but make no representation or warranty as to the accuracy or completeness of the information relating to this property. Prospective purchasers should make their own enquiries in respect of any property or information in this advertisement. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained therein.

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	BTYPF2S
Property Type	Townhouse
Land Area	76 m2
Including	Toilets (2)

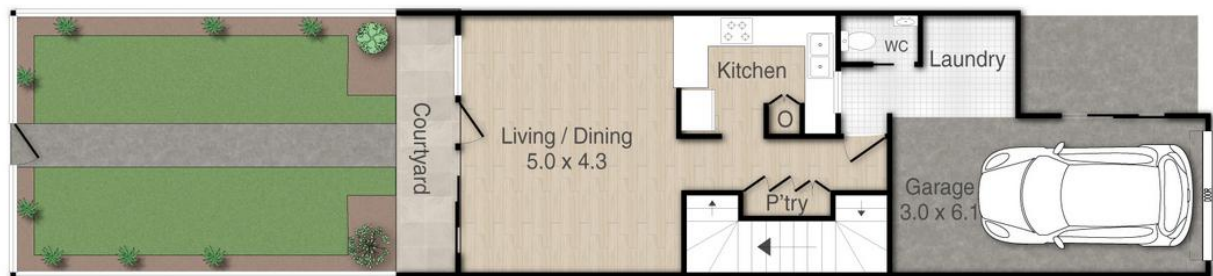
**Rachael Bennett 0401 461 448**

Independent Contractor - Rachael Bennett Properties Pty Ltd |  
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