# Deception Bay, 34 Union Street

## DUAL LIVING POTENTIAL! CLOSE TO WATERFRONT!

Close to all amenities and offering upstairs/downstairs dual living options, this larger than average highset home is located perfectly with the waterfront only metres away. The home offers convenience and comfort with a spacious layout and versatile living possibilities.

Upstairs Features:

* Large open plan living and dining area
* Polished hardwood floors
* Modern kitchen with dishwasher
* Main bedroom with built-in wardrobe
* Three bedrooms
* Bathroom with separate toilet
* Internal stairs
* Rear deck

3 | 2 | 2

**For Sale**
Offers over $669,000

**View**
ljhooker.com.au/CJ4HF3

**Contact**
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LJ Hooker

**LJ Hooker North Lakes | Mango Hill**
**(07) 3491 7733**

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Downstairs Features:
* Kitchenette
* Separate laundry
* Two multi-purpose rooms currently used as bedrooms
* Large utility room currently used as a rumpus area

Other Features:
* Double lockup garage
* Large backyard
* Fully Fenced
* Undercover entertainment area

Situated in a sought-after location close to the water, the home offers easy access to schools, parks, shopping centres and other essential amenities.

Disclaimer:
"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Property Connections  also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 32044666."

## More About this Property

| | |
|---|---|
| **Property ID** | CJ4HF3 |
| **Property Type** | House |
| **Land Area** | 405 m² |
| **Including** | Ensuite<br>Toilets (2)<br>Balcony<br>Dishwasher<br>Floorboards |

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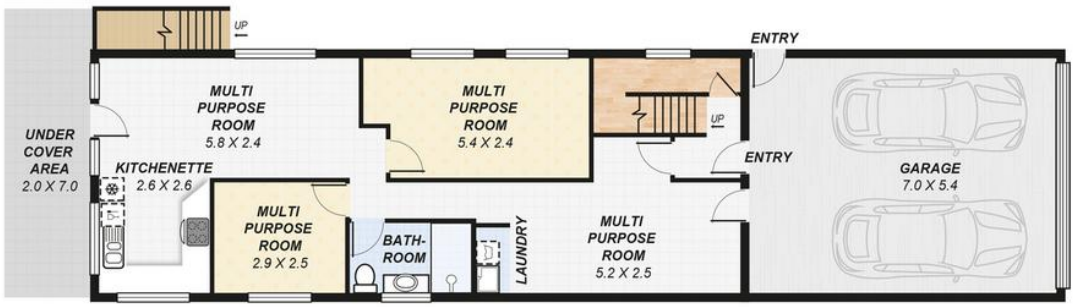
UPPER LEVEL




GROUND LEVEL

| Area | $m^2$ |
|---|---|
| Living: | 172 |
| Under cover & Deck: | 28 |
| Garage: | 38 |
| Total area (approx): | 238$m^2$ |
| Land: | 406$m^2$ |

**DISCLAIMER:** *This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.*

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