

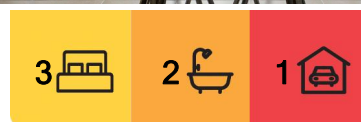
Deception Bay, 57/36 Higgs Street

SPACIOUS TOWNHOUSE LIVING WITH COMFORTS & EVERYDAY CONVENIENCE

Welcome to a home that combines modern style, family-friendly functionality and unbeatable lifestyle perks in the heart of Deception Bay. Situated in a well-maintained, gated complex, this beautifully presented 3-bedroom, 2-bathroom townhouse offers a smart investment or perfect place to settle down.

Step inside to a spacious open-plan layout where natural light flows effortlessly through the living, dining and kitchen spaces. The kitchen is well-appointed with quality appliances, ample cabinetry and breakfast bar seating, perfect for busy mornings or entertaining.

Upstairs, three generously sized bedrooms include built-in robes and ceiling fans, with the master suite boasting its own balcony and ensuite for added privacy. The family bathroom is modern and bright, featuring both a bathtub and shower to suit all household needs.



For Sale
FOR SALE

View
By Appointment

Contact
Rebecca Blewitt
0468 344 533
rblewitt@ljh-kallangur.com.au



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.

LJ Hooker Kallangur | Murrumba Downs
(07) 3204 4666

Outside, you'll love the grassed area surrounding the sparkling in-ground pool, a rare bonus in townhouse living! This lush lawn space is ideal for weekend games, sun-soaked picnics, or simply lounging while the kids enjoy the water. It's a true outdoor extension of your lifestyle, making this complex feel more like a private resort.

Property Features:

- * 3 bedrooms with built-ins & fans
- * Master with ensuite + additional full bathroom and balcony
- * Open-plan lounge / dining area with split system air conditioning
- * Private rear courtyard + side access
- * Resort style in-ground pool in complex with adjacent grassed space for outdoor fun
- * Secure complex with well-maintained communal areas
- * Low-maintenance investment with great rental yield potential
- * Currently rented at \$500 P/W until October 2025
- * Council Rates - \$551 Quarterly
- * Water - \$367 Quarterly
- * Body Corp - \$906 Quarterly

Nearby Amenities:

- * Market Square Deception Bay - 5 minutes | approx. 2.5 km
- * Deception Bay State School - 3 minutes | approx. 1.6 km
- * Deception Bay State High School - 4 minutes | approx. 2.2 km
- * North Lakes Westfield - 10 minutes | approx. 7.5 km
- * Bruce Highway Access - 5 minutes | approx. 3.5 km
- * Brisbane CBD - 35 minutes | approx. 35 km
- * Rothwell Train Station - 10 minutes | approx. 6.5 km
- * Deception Bay Waterfront & Boardwalk - 6 minutes | approx. 3.5 km

Whether you're a first-home buyer, young family, downsizer or savvy investor, 57/36 Higgs Street delivers unbeatable value in a thriving bayside suburb. You'll enjoy the balance of peaceful community living with proximity to schools, shops, transport and the beach.

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."



LJ Hooker Kallangur | Murrumba Downs
(07) 3204 4666

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.

More About this Property

Property ID	2769F39
Property Type	Townhouse
Including	Ensuite Air Conditioning Courtyard Balcony Dishwasher Built-in-Robes

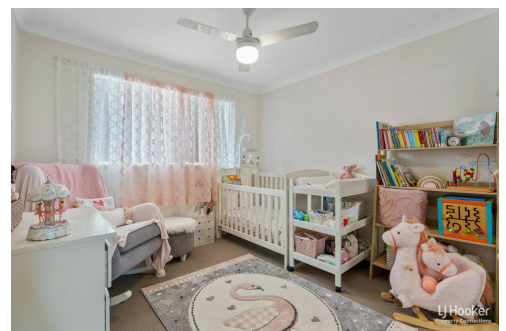
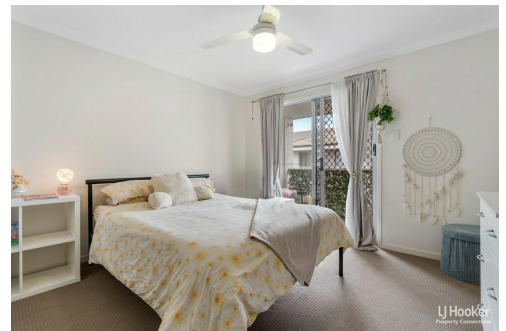
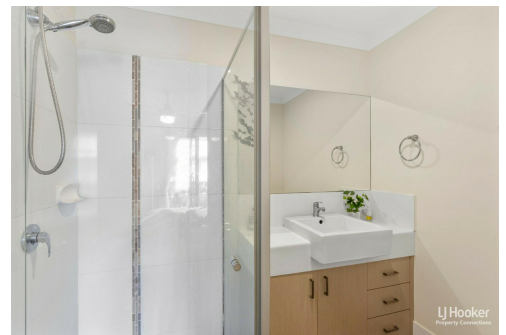
Rebecca Blewitt 0468 344 533

Area Specialist | rblewitt@ljh-kallangur.com.au

LJ Hooker Kallangur | Murrumba Downs (07) 3204 4666

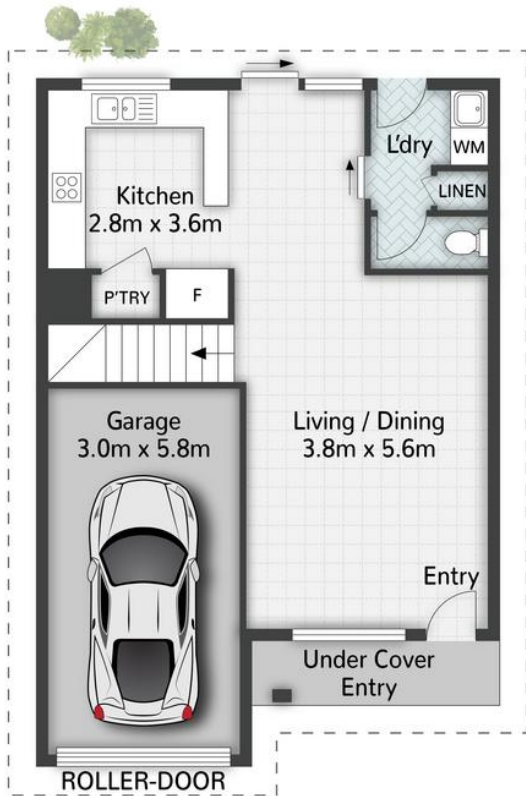
1427 Anzac Avenue, KALLANGUR QLD 4503

kallangurmurrumbadowns.ljhooker.com.au | LJHooker@LJH-Kallangur.com.au

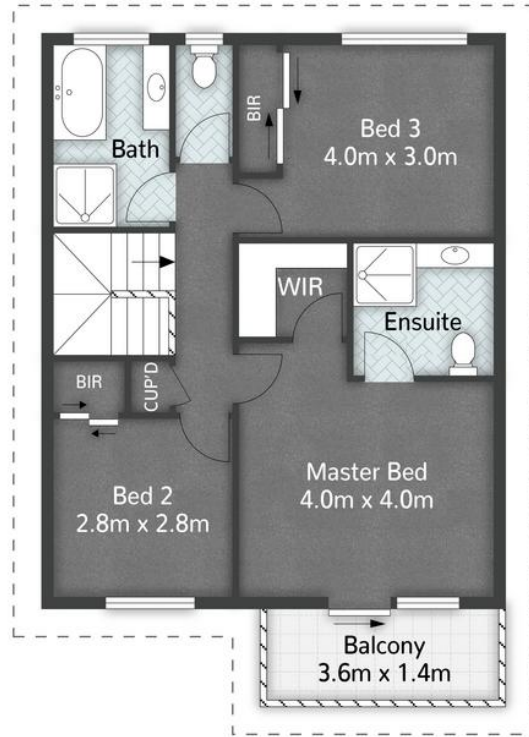


Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Kallangur | Murrumba Downs
(07) 3204 4666**



GROUND FLOOR



FIRST FLOOR



57/36 Higgs Street DECEPTION BAY

3 | 2 | 1 | 147m²

LJ Hooker

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

LJ Hooker

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.

LJ Hooker Kallangur | Murrumba Downs
(07) 3204 4666