

## Kalinga, 36 Shaw Road

### Parkside Cottage Charm in a Perfect Position

Exuding a cottage feel and perfect configuration for your first home, this low-set house presents easy living and abundant potential in a warm, cosy environment only footsteps from Shaw Park, Kalinga Park, transport, and the local coffee shop.

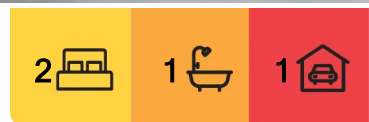
Nestled in a picturesque position neighbouring acres of open green space, this idyllic suburban setting allows you to immerse yourself in nature and create a beautiful lifestyle close to it all.

Situated on 415sqm, the single-level layout is enriched with timber flooring, classic windows, and an influx of natural light.

The floor plan flows from the sunroom, living area and dining space to the functional kitchen, and you can embrace outdoor living and leisure on the rear deck and alfresco patios resting amongst the gardens.



**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**  
Offers around \$1m

**View**  
[ljhooker.com.au/2QQHXX](https://ljhooker.com.au/2QQHXX)

**Contact**  
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**LJ Hooker Clayfield**  
**(07) 3262 2434**

A study, two bedrooms and a bathroom provide practical accommodation, and the property benefits from a dedicated storage area and a separate workshop.

Property features:

- Low-set home with cottage charm and potential on 415sqm
- Sunroom, dining space, and living area with wall-unit A/C
- Practical kitchen with a freestanding cooker and lots of light
- Rear deck, alfresco patios, easy-care gardens
- 2 bedrooms, including 1 with a study and 1 with a built-in robe
- 1 bathroom with a separate powder room, external laundry
- Dedicated storage area, separate spacious workshop
- Off Street Carpark

Situated in a sensational pocket, buyers will secure a sought-after lifestyle neighbouring beautiful greenery. Shambhala Espresso is next door for your morning coffee fix, and you can stroll to Shaw Park and Kalinga Park. Featuring remarkable recreation areas, dog parks, sporting clubs, and Kedron Brook Bikeway steps away, you can experience outdoor adventures with family, friends and pets.

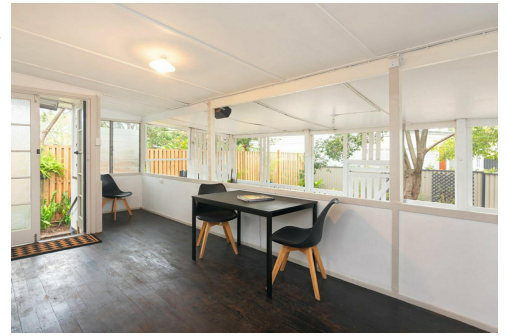
Only 1.2km from Eagle Junction station, you have easy access to shops, dining and transport for quick commutes into the city. Children are in the Eagle Junction State School catchment, and an excellent array of childcare centres and private colleges are moments from your door. Just 6 minutes from Westfield Chermside, 8 minutes from The Prince Charles Hospital, 13 minutes from Brisbane Airport and 18 minutes from the CBD, you will experience every convenience in this perfect position.

## More About this Property

<b>Property ID</b>	2QQHXX
<b>Property Type</b>	House
<b>Land Area</b>	415 m2

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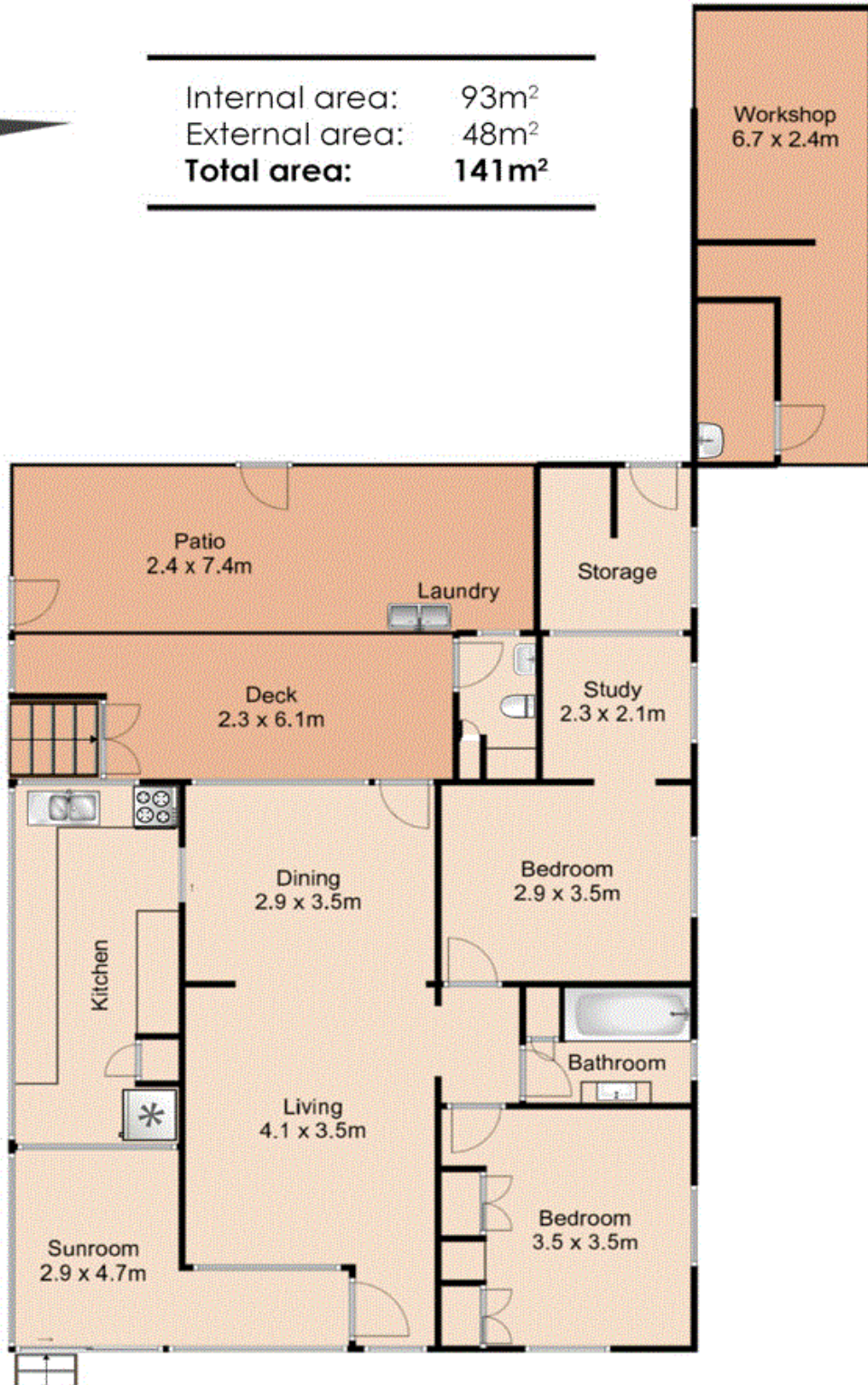
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Internal area: 93m<sup>2</sup>  
External area: 48m<sup>2</sup>  
Total area: 141m<sup>2</sup>



**Tony Cicchiello** 0418747266

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.  
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