

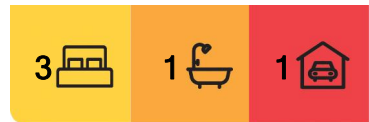
## Kallangur, 13 Somerset Street

CENTRAL LOCATION WITH NEXT GENERATION ZONING

This solid as a rock classic highest home offer future potential, versatility, room to expand and a wonderful 'walk to all amenities' location.

- \* Full hardwood frame
- \* Zoning that caters for future development
- \* Timber floors
- \* Potential for rumpus or man cave downstairs
- \* Side access for vehicle
- \* Room for a big shed in the backyard
- \* Room for a granny flat in the backyard

\*\*\*There are tenants in place at \$480 per week until 14/4/2025



**For Sale**  
Inviting Offers

**View**  
By Appointment

**Contact**  
**Simon Booker**  
0403 340 240  
sbooker@ljh-kallangur.com.au

**Liam Booker**  
0403 340 246  
lbooker@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**

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

<b>Property ID</b>	26TRF39
<b>Property Type</b>	House
<b>Land Area</b>	607 m <sup>2</sup>
<b>Including</b>	Balcony Built-in-Robes Secure Parking

### Simon Booker 0403 340 240

Salesperson | [sbooker@ljh-kallangur.com.au](mailto:sbooker@ljh-kallangur.com.au)

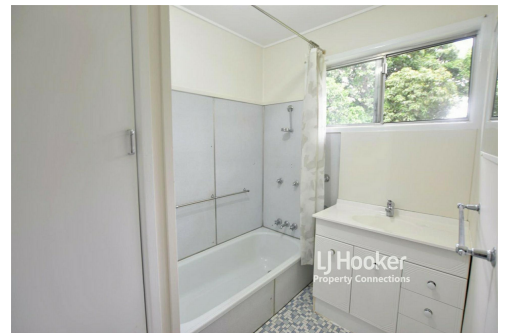
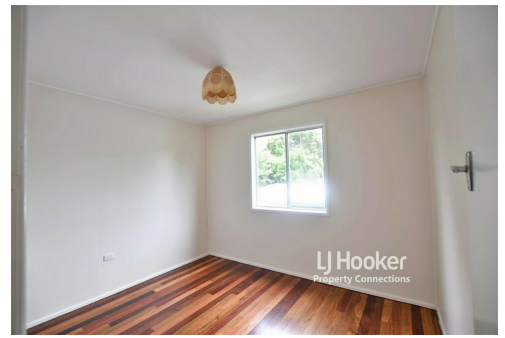
### Liam Booker 0403 340 246

Salesperson | [lbooker@ljh-kallangur.com.au](mailto:lbooker@ljh-kallangur.com.au)

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

1427 Anzac Avenue, KALLANGUR QLD 4503

[kallangurmurrumbadowns.ljhooker.com.au](http://kallangurmurrumbadowns.ljhooker.com.au) | [LJHooker@LJH-Kallangur.com.au](mailto: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**