Kallangur

KALLANGUR'S BEST VALUE? MOTIVATED SELLERS!

Meticulously prepared and ready for its new owners, this beautifully presented home is a standout opportunity for buyers looking for a property where all the hard work has already been done.

The house-proud owners have gone above and beyond in preparing the property for sale, with nothing left to chance. From fresh interior paint and restored roofing to new flooring, updated benchtops and extensive landscaping, the home has been thoughtfully refreshed throughout. It has even undergone a full professional bond clean in preparation for its first open home – simply move in, unpack and enjoy.

Positioned at the northern end of Kallangur, bordering Dakabin, the location offers outstanding everyday convenience. Dakabin Shopping Village and local dining are close by, while childcare, primary and secondary schools are within walking distance. Dakabin train station is also only minutes away, providing easy access for commuters.

Inside, the home features three built-in bedrooms, including an air-conditioned master bedroom complete with ensuite. The spacious open-plan living and dining area provides plenty of room for the family,

3 2 2

FOR SALE
Offers Over $820,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Kallangur | Murrumba Downs
(07) 3204 4666

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.

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while the kitchen features a gas cooktop and newly finished epoxy benchtops.

Outdoor living is equally impressive, with a generous 33m² tiled Stratco-style covered entertaining area providing the perfect setting for weekend barbecues, family gatherings or simply relaxing outdoors. Extensive landscaping, Colorbond fencing and a private 400m² allotment create an attractive, low-maintenance setting.

The owners are motivated to move on to their next chapter and have positioned the property competitively for the current market.

PROPERTY FEATURES:

· Three built-in bedrooms
· Master bedroom with ensuite and air conditioning
· Spacious open-plan living and dining
· Gas cooktop
· New Rheem hot water system
· Freshly painted interior
· Roof restoration
· New epoxy kitchen benchtops
· New laminate flooring to all bedrooms
· Approx. 33m² tiled Stratco-style covered entertaining area
· Security screens and ceiling fans
· Internal access from the garage
· Colorbond fencing
· Water tank and garden shed
· Extensive established landscaping
· Private, low-maintenance 400m² allotment
· Convenient access to schools, childcare, shopping and public transport

Beautifully presented, extensively refreshed and ready to enjoy from day one, this is a home where you can simply move in and start living.

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) 3204 4666."

MORE DETAILS

Property ID	28R8F39
Property Type	House
Land Area	400 m2
Including	Ensuite Toilets (2) Secure Parking Fully Fenced

Grant Darbyshire 0411 081 427
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30 Conondale Circuit, Kallangur

Area	m²
Living:	110
Under cover:	36
Garage:	33
Total area (approx):	179m²
Land:	395m²

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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