



36 Ann Street, Kallangur

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GREAT FIRST HOME OR INVESTMENT OPPORTUNITY

This well-positioned property sits on a 486m² allotment directly opposite a large park, making it a fantastic opportunity for first-home buyers or savvy investors. Enjoy the convenience of being within walking distance to local shops, primary schools, daycare centres and a bus stop just meters away.

Currently tenanted until early January with a reliable tenant eager to stay on, this home is perfect for those looking for an immediate return on investment.

Property Features:

- 3 good sized bedrooms
- Open plan living off the kitchen and dining area
- Cathedral ceilings with charming, exposed timber beams in the living room
- Updated bathroom
- Spacious, paved outdoor living area - perfect for entertaining
- Garden shed for additional storage
- Ceiling fans and security screens throughout
- Single carport with extra off-street parking

FOR SALE
FOR SALE

AGENTS

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0411 081 427
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AGENCY

LJ Hooker Kallangur | Murrumba Downs
(07) 3204 4666

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Interested parties must rely solely on their own enquiries.

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You won't find better value and convenience in such a sought-after location, whether you're starting out or adding to your portfolio.

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 DETAILS

Property ID	27GWF39
Property Type	House
Land Area	486 m2
Including	Toilets (1)
	Built-in-Robes
	Fully Fenced

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Area	m ²
Living	80
Under cover areas	42
Carport	20
Total area (approx.)	142m ²

Land: 486m²

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