



## Kallangur, 4 Woodcroft Court

FIRST HOME | INVESTORS | RENOVATORS

Located in a peaceful setting on a 630sqm allotment, this home offers a fantastic opportunity for those ready to add their personal touches and transform it into a dream residence.

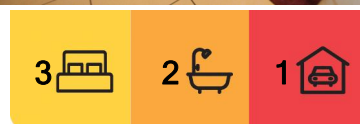
Situated on the high side of the road, directly opposite a park, this 3-bedroom home is close to schools, daycare facilities, transport, and shopping precincts.

### Key Features:

- \* 3 Spacious built-in bedrooms
- \* Ensuite to the master bedroom
- \* Separate tiled dining area off the galley-style kitchen
- \* Air-conditioned lounge and bedrooms for year-round comfort
- \* Separate laundry
- \* Security screens and ceiling fans throughout



**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**  
By Negotiation

**View**  
[ljhooker.com.au/26T4F39](http://ljhooker.com.au/26T4F39)

**Contact**  
**Grant Darbyshire**  
0411 081 427  
[gdarbyshire@ljh-kallangur.com.au](mailto:gdarbyshire@ljh-kallangur.com.au)

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**(07) 3204 4666**

- \* Full-length front patio, perfect for relaxing
- \* Massive rear pergola, ideal for outdoor entertaining
- \* Recent roof restoration and garden shed for added convenience

The sellers are motivated and are open to considering fair offers. This property is a great opportunity for first-time buyers, investors, or renovators looking to add value in a prime location.

\*\* Historical photos used for Marketing \*\*

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."

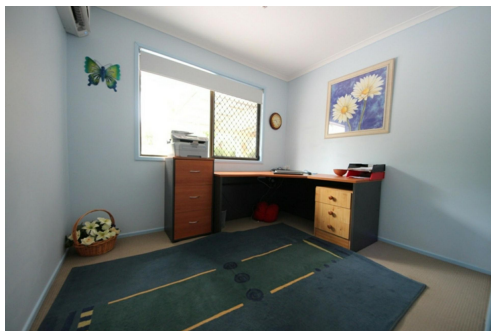
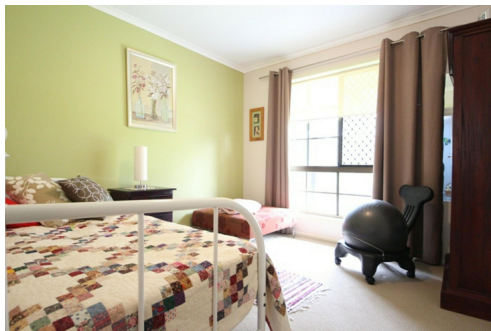
"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 32044666."

## More About this Property

Property ID	26T4F39
Property Type	House
Land Area	630 m2
Including	Ensuite Air Conditioning Toilets (2) Outdoor Entertaining

**Grant Darbyshire 0411 081 427**  
 Salesperson | gdarbyshire@ljh-kallangur.com.au

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