






46 Glenmore Street, Kallangur

## BIG BLOCK, BIG HOME, BIG OPPORTUNITY

This well-maintained home offers an impressive combination of space, comfort and versatility for the whole family, delivering a lifestyle of convenience and relaxed living.

Upstairs you'll find three generously sized bedrooms, complemented by a huge open-plan lounge and dining area. This inviting space showcases stunning polished timber floors and a cosy fireplace &mdash; perfect for both everyday living and entertaining. The well-appointed kitchen is equipped with quality appliances and ample storage, catering effortlessly to the needs of a busy household. At the front of the home, an enclosed sunroom and charming veranda provide additional spaces to unwind, while the large, private rear deck captures refreshing breezes and picturesque mountain views.

Downstairs offers exceptional flexibility with multiple utility rooms, including a spacious rumpus room ideal for a kids' retreat or potential fourth bedroom, plus an additional fifth bedroom. Internal stairs with convenient under-stair storage connect both levels and there's also an extra toilet for added practicality. Car accommodation is well catered for with an oversized double garage featuring remote access.

3  1  3 

**FOR SALE**  
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### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Adding even more value is the massive drive-through carport, perfect for securely housing a large boat, caravan, or multiple vehicles. The property also includes two garden sheds, multiple rainwater tanks and solar power &mdash; helping to keep running costs down while enhancing sustainability.

Positioned on an elevated 809m<sup>2</sup> block, the home also offers exciting potential to build a granny flat at the rear (subject to council approval), making it an ideal option for extended families or additional income opportunities.

Conveniently located just a short distance from Petrie University, Petrie train station, local primary and secondary schools, shops and day-care facilities, this is a fantastic opportunity to secure a spacious, feature-packed home in a highly sought-after area.

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	28AGF39
Property Type	House
Land Area	809 m2
Including	Toilets (2)
	Balcony
	Deck
	Floorboards
	Secure Parking
	Remote Garage
	Solar Panels
	Water Tank

**Liam Booker 0403 340 246**

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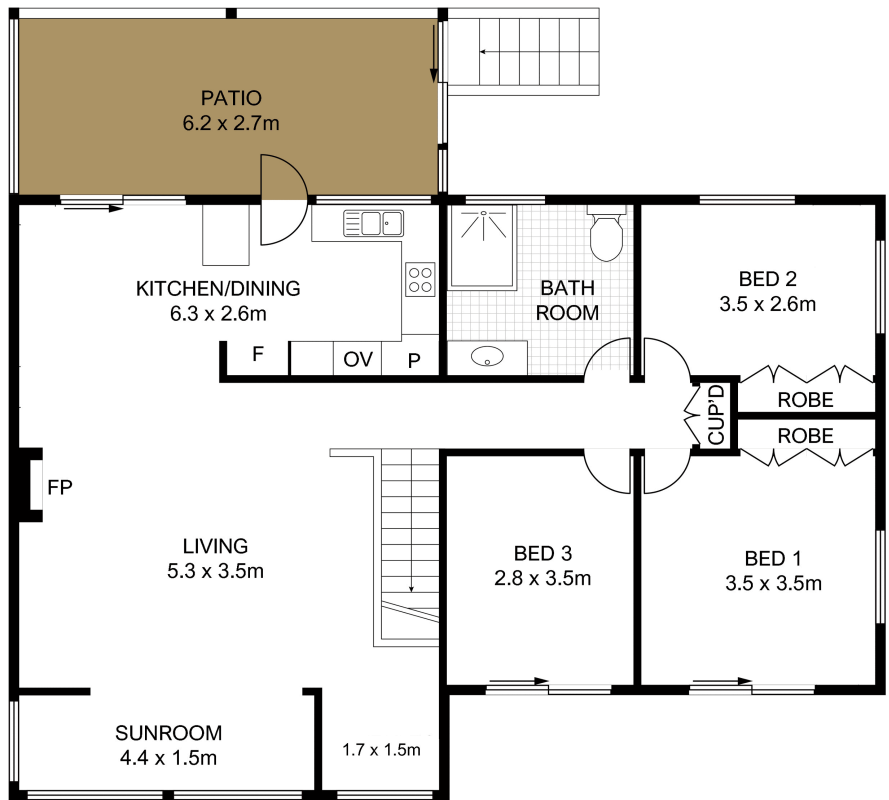
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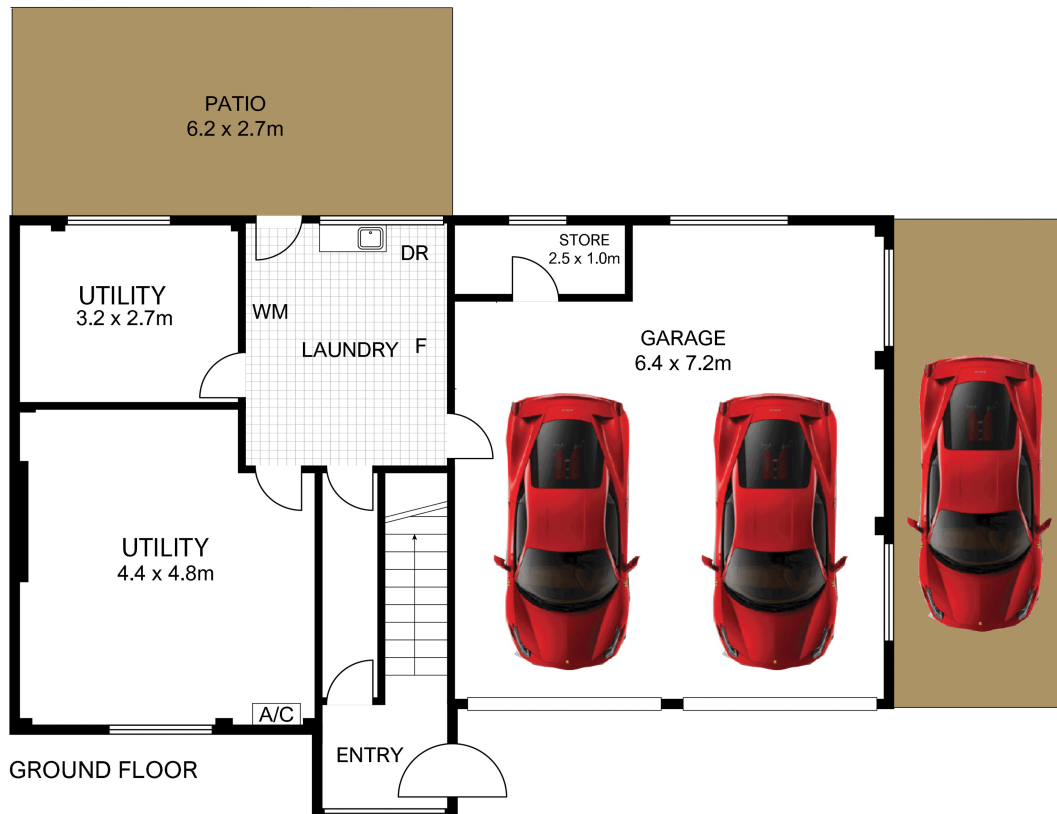
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FIRST FLOOR



GROUND FLOOR

Measurements are approximate and used for illustration purposes only

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