

## Kallangur, 67 Orchid Avenue

GREAT LOCATION —683m2 OF LAND

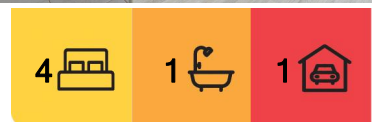
Here's a great opportunity for both investors and first time buyers. This neat home is ready to move into but has scope for some personal touches to make it your own.

- \* Fresh paint
- \* New carpet
- \* Air conditioning
- \* Ceiling fans
- \* Security screens
- \* Large outdoor entertaining zone
- \* Big yard with garden shed

With no busy traffic to worry about this is a good location for kids. Walking tracks (that go to the train station and Westfield) are nearby and the schools, shops, medical facilities, restaurants etc are nearby too.



**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**  
Inviting Offers...

**View**  
[ljhooker.com.au/271ZF39](http://ljhooker.com.au/271ZF39)

**Contact**  
**Simon Booker**  
0403 340 240  
[sbooker@ljh-kallangur.com.au](mailto:sbooker@ljh-kallangur.com.au)

**Liam Booker**  
0403 340 246  
[lbooker@ljh-kallangur.com.au](mailto:lbooker@ljh-kallangur.com.au)

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

**\*\*The rental appraisal is \$600 per week.**

The current is very keen to sell and would favour a standard 30 day settlement. Offers will be considered as they come in.

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>	271ZF39
<b>Property Type</b>	House
<b>Land Area</b>	683 m2
<b>Including</b>	Air Conditioning Outdoor Entertaining Built-in-Robes Fully Fenced

**Simon Booker 0403 340 240**

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

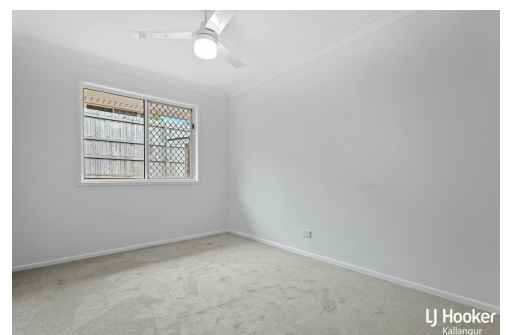
**Liam Booker 0403 340 246**

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

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

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