




7 Wattle Street, Kallangur

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## WALK TO PETRIE TRAIN STATION & SUNSHINE COAST UNIVERSITY PETRIE CAMPUS!

Ideally positioned this charming and versatile highset home offers both comfort and convenience for families, investors or first-home buyers alike.

Set on a generous 607sqm elevated block, this quality residence features three spacious bedrooms, with the main bedroom including a sunroom - perfect as a study, nursery or walk in-robe. The open-plan lounge and dining area is ideal for entertaining or relaxing, while the updated kitchen boasts ample storage and bench space for easy meal preparation.

Downstairs, a large open utility room offers enormous potential - use it as a rumpus room, home gym, workshop or convert it to suit your personal needs. There is also a private covered outdoor entertainment area, perfect for weekend BBQs or unwinding after a long day.

Additional features include:

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**  
**FOR SALE**

### AGENTS

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### AGENCY

LJ Hooker Kallangur | Murrumba Downs  
(07) 3204 4666



- Single lock-up garage
- Drive-through carport with access to the backyard - ideal for boats, trailers or extra parking
- Leafy, fully fenced backyard - great for kids and pets
- Solid timber floors throughout the upstairs level
- Ceiling fans and plenty of natural light

Enjoy a lifestyle of absolute convenience with this property being within walking distance to:

- Petrie Train Station - perfect for commuters
- Sunshine Coast University's Petrie Campus - a growing education hub
- Local primary and secondary schools
- Childcare centres
- Petrie Village Shopping Centre
- Parks, cafes and more

With endless potential to personalize or further develop (STCA), this centrally located home offers a rare opportunity in one of the area's most sought-after pockets.

THE PROPERTY IS TENANTED UNTIL 15/01/2026 @ \$570 PER WEEK RENT

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	27GBF39
Property Type	House
Land Area	607 m2
Including	Air Conditioning

**Liam Booker 0403 340 246**

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

**Simon Booker 0403 340 240**

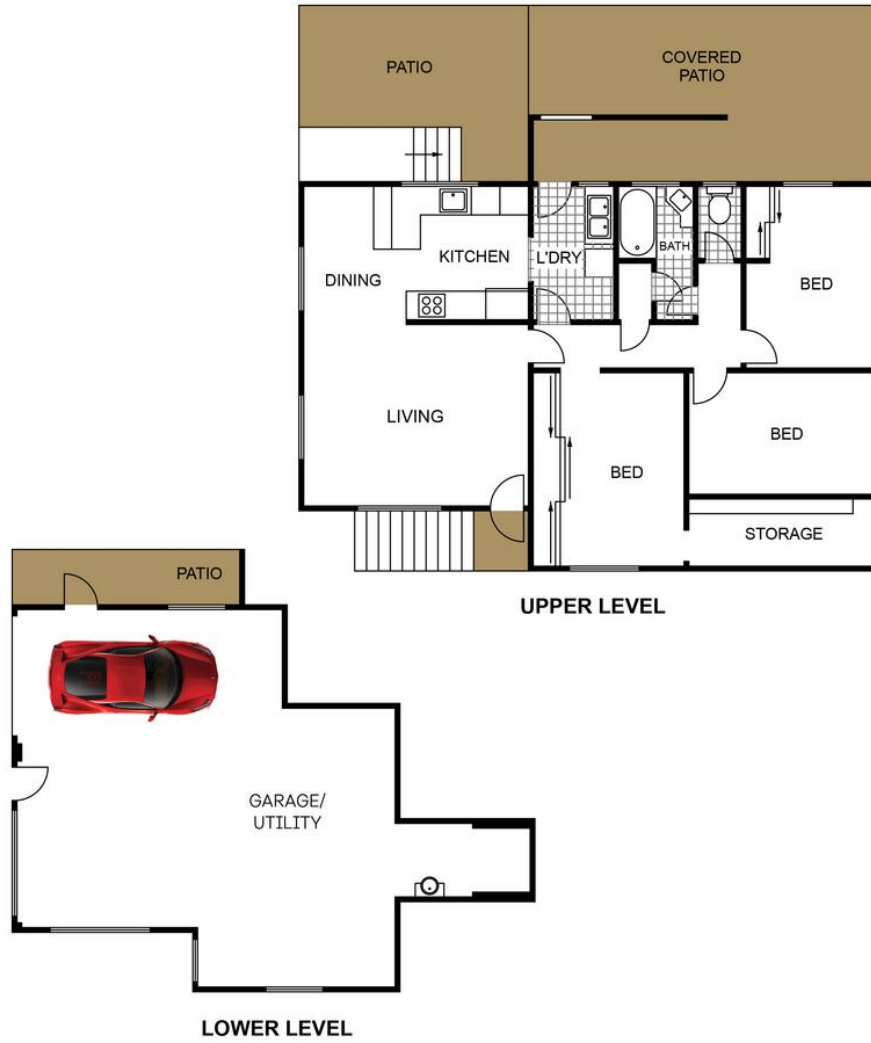
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