






70 Wattle Street, Kallangur

## STUNNING HOME ON 809m<sup>2</sup> BLOCK / GRANNYFLAT POTENTIAL

This quality-built low-set brick and tile residence offers immaculate presentation and exceptional comfort, delivering a lifestyle that will impress even the most discerning buyer. Beautifully renovated throughout, the home seamlessly combines modern style with everyday functionality, creating a move-in-ready opportunity in a highly convenient location.

Step inside to discover light-filled, open-plan living with air-conditioned lounge and dining areas designed for relaxed family living and effortless entertaining. The well-appointed kitchen features quality appliances and ample storage.

Accommodation comprises three spacious bedrooms, all thoughtfully designed for comfort, including a main bedroom complete with air-conditioning. The stunning, fully renovated bathroom showcases contemporary finishes and quality fittings. A dedicated study nook or home office provides the perfect space for those working remotely or students needing a quiet study area.

3  1  1 

**FOR SALE**  
**FOR SALE**

### AGENTS

Liam Booker  
0403 340 246  
lbooker@ljh-kallangur.com.au

Simon Booker  
0403 340 240  
sbooker@ljh-kallangur.com.au

### AGENCY

LJ Hooker Kallangur | Murrumba Downs  
(07) 3204 4666

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.

 **LJ Hooker**

Outdoors, the private alfresco area overlooks the expansive 809m<sup>2</sup> block. With fantastic side access, there is ample room for a large boat or caravan, plus plenty of space to add a double/triple bay shed. The generous block size also presents exciting potential to build a granny flat (STCA), offering the opportunity for dual income or extended family living.

Additional features include secure lock-up car accommodation, low-maintenance construction and nothing left to do but move in and enjoy.

Conveniently located within a short distance to Petrie Train Station, Sunshine Coast University Petrie Campus, local primary and secondary schools and childcare facilities, this property delivers both lifestyle and location in one impressive package.

## MORE DETAILS

Property ID	287HF39
Property Type	House
Land Area	809 m2
Including	Study
	Air Conditioning
	Toilets (1)
	Outdoor Entertaining
	Secure Parking
	Fully Fenced
	Side Access

### Liam Booker 0403 340 246

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

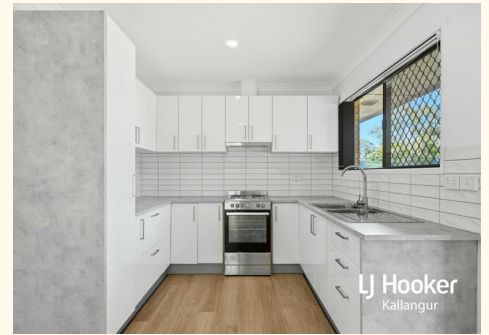
### Simon Booker 0403 340 240

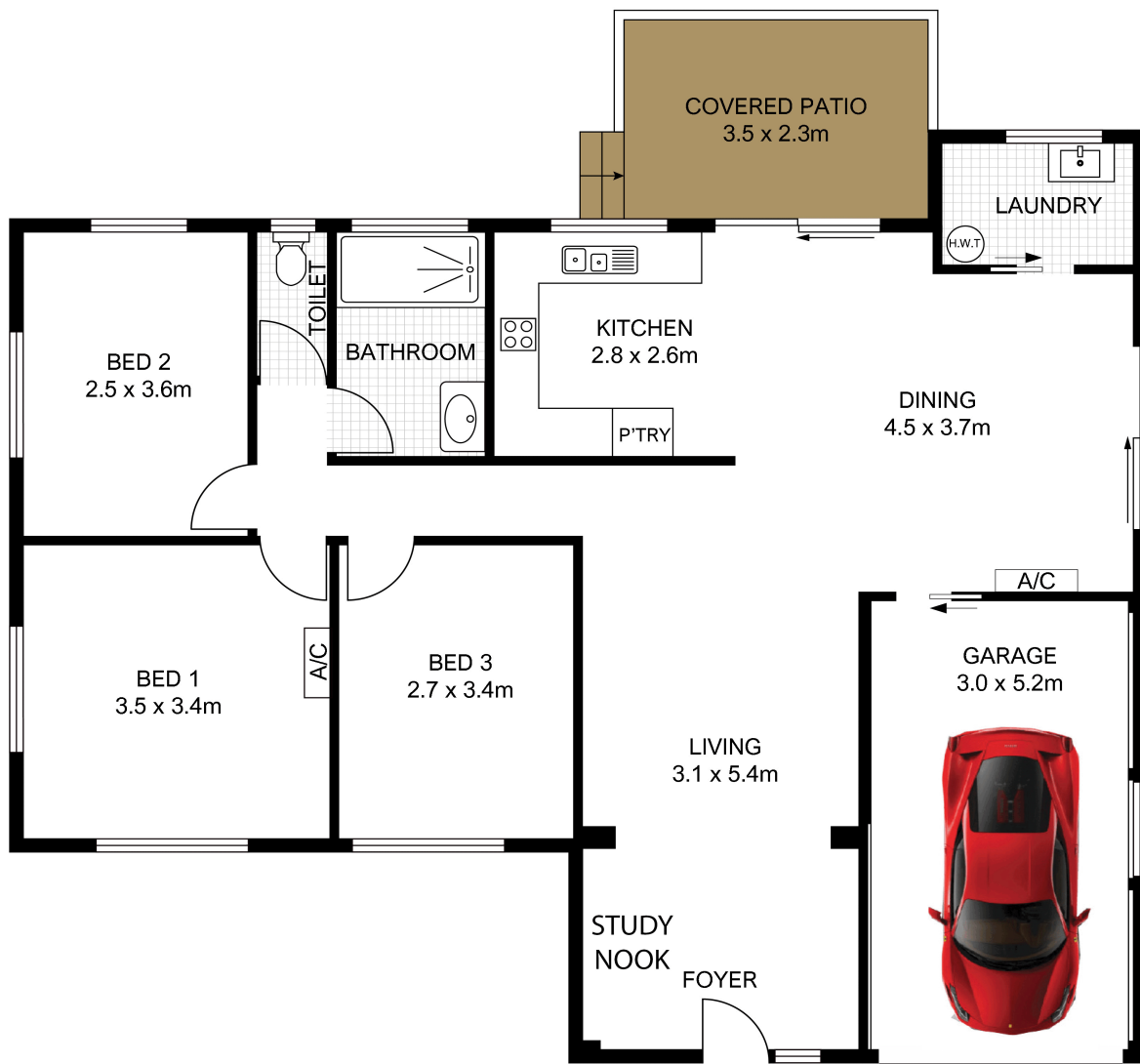
Salesperson | [sbooker@ljh-kallangur.com.au](mailto:sbooker@ljh-kallangur.com.au)

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

1427 Anzac Avenue, KALLANGUR QLD 4503

[kallangurmurrumbadowns.ljhooker.com.au](http://kallangurmurrumbadowns.ljhooker.com.au) | [LJHooker@LJH-Kallangur.com.au](mailto:LJHooker@LJH-Kallangur.com.au)





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.