



8 Ann Street, Kallangur

## 971m2 OF LAND WITH 22 METRE FRONTAGE

There's room to move here! 971m2 of land leaves scope for a granny flat or even another big shed. The nicely presented home has plenty of space and is ready to move into and enjoy.

- Side access for vehicle
- Huge lower level rumpus room
- Separate living zone
- Air conditioning
- Ceiling fans
- Remote garage
- Security screens
- Front verandah
- Extra storage shed

The fencing is great so the huge backyard is perfect for kids and pets. The location is great too. Shops, school, bus stop, restaurants, medical facilities and parks are all within easy walking distance. The current elderly seller has moved out and is keen to see his much loved home go to another family.

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.

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**FOR SALE**  
INVITING OFFERS

**VIEW**  
By Appointment

**AGENTS**  
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"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   | 28RTF39          |
| Property Type | House            |
| Land Area     | 971 m2           |
| Including     | Ensuite          |
|               | Air Conditioning |
|               | Toilets (2)      |
|               | Balcony          |
|               | Dishwasher       |
|               | Built-in-Robes   |
|               | Secure Parking   |
|               | Fully Fenced     |
|               | Remote Garage    |
|               | Ceiling Fans     |

**Simon Booker 0403 340 240**

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