







8 Arrakune Crescent, Kallangur

PRIVATE FAMILY LIVING WITH EXCEPTIONAL OUTDOOR ENTERTAINING

Set in a peaceful pocket of Kallangur, this beautifully presented low-set brick residence offers the perfect combination of comfort, space and convenience.

Positioned on a fully fenced 637sqm block, the home has been thoughtfully updated throughout and is ready for its new owners to simply move in and enjoy. The practical floorplan offers three bedrooms, spacious open-plan living and the added flexibility of separate lounge and rumpus areas.

The home is complemented by a well-equipped kitchen featuring a pyrolytic self-cleaning oven, ceramic cooktop and dishwasher. The renovated bathroom showcases stylish floor-to-ceiling tiling, while air conditioning, ceiling fans, LED lighting and timber-look vinyl flooring provide added comfort and practicality throughout.

Outside is where this property truly shines. The impressive covered entertaining area provides an outstanding extension of the home's living space and is perfect for entertaining family and friends,

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FOR SALE
INVITING OFFERS

AGENTS

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

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

AGENCY

LJ Hooker Kallangur | Murrumba Downs
(07) 3204 4666

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Interested parties must rely solely on their own enquiries.

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weekend barbecues or relaxing outdoors year-round. Featuring an insulated fly-over roof, lighting and ceiling fan, this is a space you'll enjoy in every season.

Property Features:
- Three-bedroom low-set brick and tile home
- Spacious open-plan living with separate lounge and rumpus areas
- Quality kitchen with pyrolytic self-cleaning oven, ceramic cooktop and dishwasher
- Renovated family bathroom with floor-to-ceiling tiling
- Renovated internal laundry
- Air conditioning and ceiling fans
- LED lighting throughout
- Timber-look vinyl flooring
- 20-panel solar system
- Security screens throughout
- Freshly painted exterior
- Expansive covered outdoor entertaining area with insulated fly-over roof, lighting and ceiling fan
- Electric sliding front gate with pedestrian access
- Secure parking for up to four vehicles
- Fully fenced, low-maintenance yard
- Established gardens

Conveniently located close to local schools, public transport and shopping, with Westfield North Lakes, the University of the Sunshine Coast Moreton Bay Campus and the Bruce Highway all within easy reach.

Whether you're a first home buyer, growing family, downsizer or investor, this is a fantastic opportunity to secure a move-in ready home in a popular Kallangur location.

Inspect today - homes offering this combination of outdoor living, secure parking and a generous sized block are not to be missed.

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."

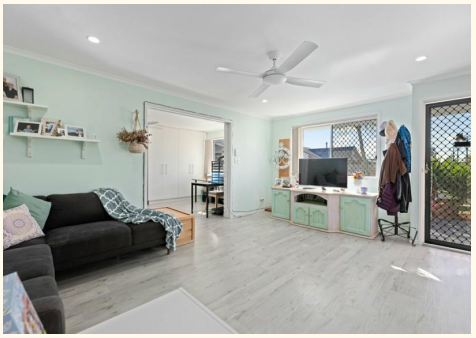
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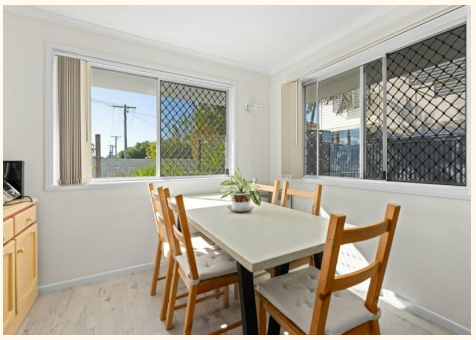
MORE DETAILS

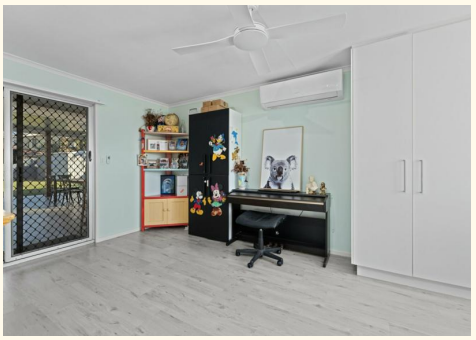
Property ID	28QQF39
Property Type	House
Land Area	637 m2
Including	Air Conditioning
	Toilets (1)
	Dishwasher
	Outdoor Entertaining
	Fully Fenced
	Solar Panels
	Ceiling Fans
	Electric Sliding Front Gate

Simon Booker 0403 340 240
Salesperson | sbooker@ljh-kallangur.com.au
Liam Booker 0403 340 246
Salesperson | lbooker@ljh-kallangur.com.au

LJ Hooker Kallangur | Murrumba Downs (07) 3204 4666
1427 Anzac Avenue, KALLANGUR QLD 4503
kallangurmurrumbadowns.ljhooker.com.au | LJHooker@LJH-Kallangur.com.au











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