



85 Ann Street, Kallangur

Price Adjusted to Meet The Current Market

Perfectly positioned in the heart of Kallangur, this versatile family home offers exceptional convenience and plenty of space to grow. Located minutes from shops, schools, childcare and a nearby bus stop. City train station only five minutes away. Everything you need is right at your doorstep.

Thoughtfully extended over the years, the home now offers multiple living areas and flexible spaces to suit growing families, home businesses or those seeking dual-living potential.

Upstairs, the modern kitchen is well-appointed with quality appliances, including a dishwasher and overlooks the tiled dining area and generous lounge room. A separate TV room or rumpus provides an additional living space, while the sunroom offers the perfect spot to relax.

Downstairs presents endless possibilities with a large lock-up garage, workshop space, a separate multipurpose room, full bathroom and direct access to the covered rear pergola — ideal for entertaining family and friends.

3 2 2

FOR SALE
Asking \$849,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.



Set on a fully fenced 607m² block, this property is packed with value and ready for its next owners to make it their own.

Features:

- 3 Generous bedrooms, including air conditioning to the main bedroom
- Modern kitchen with dishwasher and quality appliances
- Stylish modern bathroom
- Open-plan lounge and dining area
- Separate TV room/multipurpose living area
- Sunroom
- Internal stairs
- Security screens and ceiling fans throughout
- Large downstairs rumpus or potential fourth bedroom with full bathroom
- Lock-up garage with workshop space
- Carport
- Covered rear pergola for outdoor entertaining
- Garden shed

Whether you're a first home buyer, investor, or growing family, this versatile home offers comfort, convenience and outstanding potential in a sought-after Kallangur location.

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	28PMF39
Property Type	House
Land Area	607 m2
Including	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	TV Room
	Sunroom
	Internal Stairs

Grant Darbyshire 0411 081 427

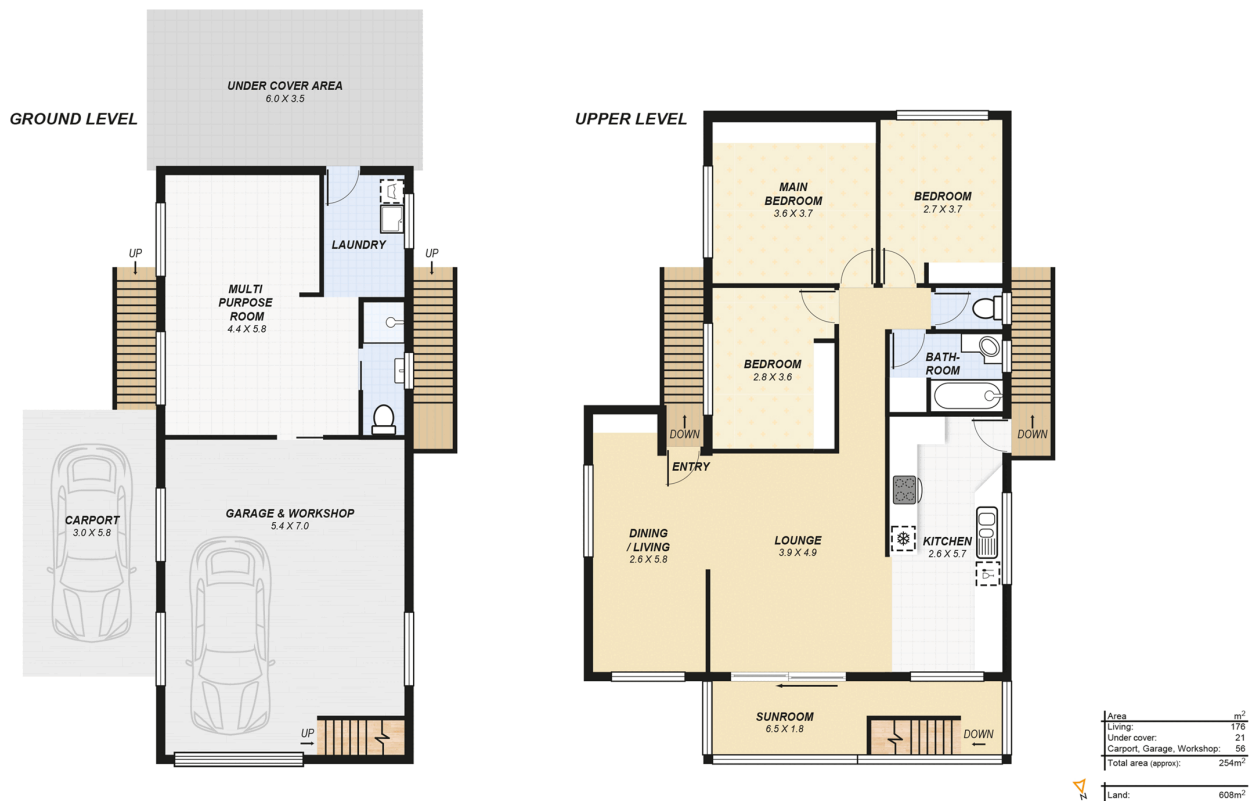
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