



LJ Hooker
Kallangur



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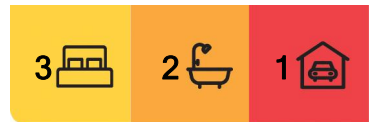
Kallangur, 35/72-78 Duffield Road

IMMACULATE TOWNHOUSE / WALK TO TRAIN & KALLANGUR FAIR

Set within a well-maintained and quiet complex, this immaculately presented townhouse offers a low-maintenance lifestyle in a location that's hard to beat. Whether you're looking to move straight in or secure a quality investment, this spacious three-bedroom home delivers on comfort, convenience and value.

From the light-filled interiors to the smart, functional layout, this home has been thoughtfully designed to suit a range of buyers. The master bedroom with ensuite is positioned on the ground floor, offering added privacy and flexibility without the use of stairs. Upstairs, two more generous bedrooms are serviced by a modern bathroom, while the open plan living and dining area creates a welcoming space for everyday living.

Outside, enjoy a private courtyard that's ideal for entertaining or simply relaxing in the sun. Add to this a well-appointed kitchen, third toilet downstairs, internal laundry and remote



For Sale
FOR SALE

View
By Appointment

Contact
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(07) 3204 4666

lock-up garage and you have a complete package in a sought-after location.

Key Features:

- * Immaculate presentation with neutral finishes throughout
- * Three spacious bedrooms with built-in robes
- * Ground-floor master bedroom with private ensuite
- * Open-plan air-conditioned living and dining area
- * Modern kitchen with quality appliances including dishwasher
- * Stylish main bathroom with full-size bathtub
- * Convenient third toilet and separate laundry downstairs
- * 6kw (approx.) Solar power system
- * Private outdoor entertainment area
- * Remote lock-up garage with internal access
- * Ceiling fans and security screens
- * Quiet, well-kept complex with low body corporate fees

Location Highlights:

- * Walk to Kallangur Train Station and local bus stops
- * Walk to Kallangur Satellite Hospital
- * Walk to Kallangur Fair Shopping Centre and everyday amenities
- * Walk to local schools, childcare centres and parks
- * Easy access to North Lakes Westfield, Costco, Bruce Highway and USC Petrie Campus

This is a fantastic opportunity to secure an immaculate property in a high-demand location. Move straight in or add a quality asset to your investment portfolio.

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 About this Property

Property ID	27C7F39
Property Type	Townhouse
Including	Ensuite Air Conditioning Toilets (3) Dishwasher Built-in-Robes Fully Fenced

Liam Booker 0403 340 246

Salesperson | lbooker@ljh-kallangur.com.au

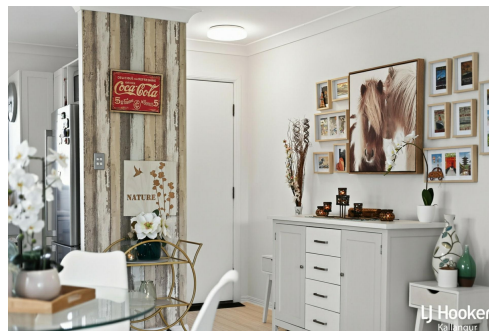
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1427 Anzac Avenue, KALLANGUR QLD 4503

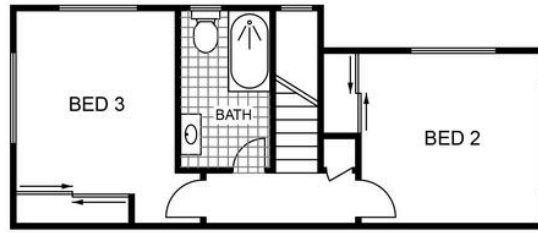
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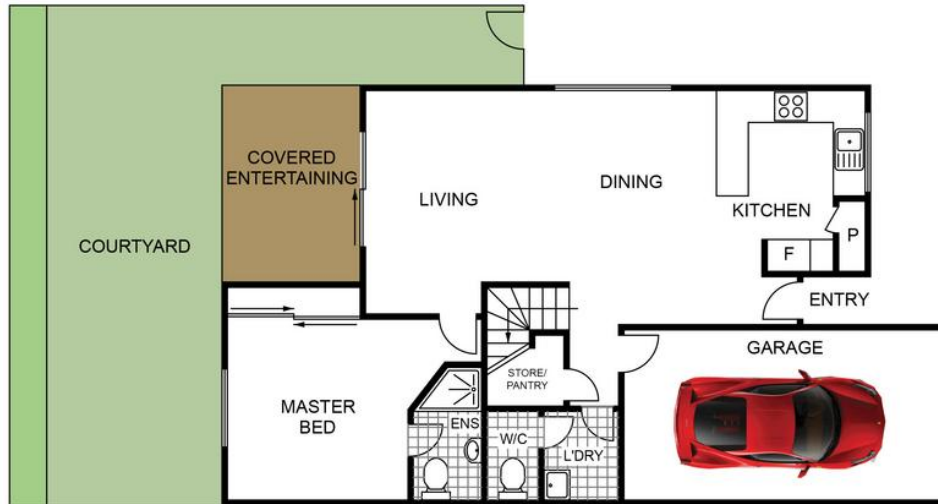
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UPPER LEVEL



LOWER LEVEL

INTERNAL LIVING AREA: 122sqm
 EXTERNAL LIVING AREA: 57sqm
 TOTAL LIVING AREA: 179sqm