



1/165 Ann Street, Kallangur




## UNIQUE DUAL LIVING TOWNHOUSE - SPACE, STYLE & SUPERB LOCATION!

This quality-built townhouse offers a rare opportunity for buyers seeking space, versatility and modern comfort - complete with genuine dual-living potential. Whether you're an investor, multi-generational family or simply seeking a flexible layout with income-producing options, this home is sure to impress even the most discerning of buyers.

**Downstairs - Fully Self-Contained Studio:**

Step into a completely private, self-contained living space that's perfect for extended family, guests or potential rental income. This level includes:

- A generously sized bedroom
- Separate lounge and dining areas
- Well-appointed kitchenette
- Full size bathroom
- Private undercover alfresco area - ideal for outdoor dining or relaxation
- Access to a spacious backyard, perfect for pets, kids or gardening

3  3  1 

**FOR SALE**  
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**AGENTS**

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**AGENCY**

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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**

### Upstairs - Contemporary Family Living:

Upstairs offers the main living quarters with an abundance of natural light and modern finishes throughout. Features include:

- Expansive open-plan lounge and dining area, ideal for entertaining
- Stylish, well-equipped kitchen featuring quality appliances and ample bench space
- Two large bedrooms, including a master suite with ensuite and built-in robe
- Additional main bathroom with contemporary fittings
- Private front deck, perfect for morning coffee or sunset drinks
- Secure single lock-up garage with internal access

### Location, Lifestyle & Convenience:

Tucked away in a peaceful and well-maintained complex, this property is perfectly positioned to provide both tranquility and connectivity. You'll enjoy:

- Walking distance to primary and secondary schools and daycare centres
- Walking distance to Dakabin Train Station - ideal for commuters
- Minutes to shopping complexes, cafes and local amenities
- Easy access to the Sunshine Coast University - Petrie Campus

Whether you're looking for a dual-living setup, investment opportunity or your next family home with flexible living arrangements, this rare townhouse ticks all the boxes.

### 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	27GDF39
Property Type	Townhouse
Including	Ensuite Air Conditioning Toilets (3) Deck Dishwasher Built-in-Robes Fully Fenced

### Liam Booker 0403 340 246

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### Simon Booker 0403 340 240

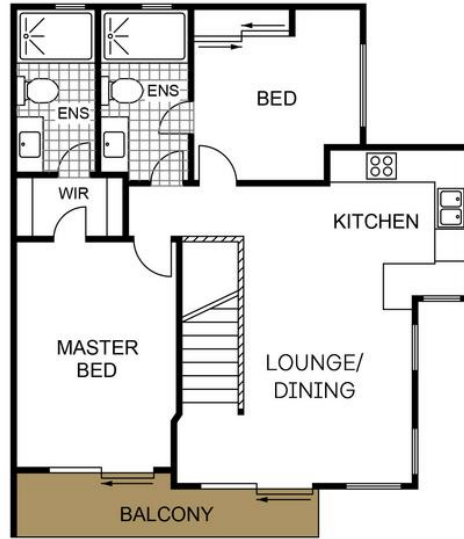
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UPPER LEVEL



LOWER LEVEL

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