



13/60-64 Glenmore Street, Kallangur

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## Modern Townhome in Prime Parkside Position

Perfectly nestled within a quiet, well-maintained complex, this beautifully appointed townhome enjoys a desirable north-east aspect and serene views over a leafy parkland reserve. Combining a practical floorplan with stylish finishes and a super-convenient location, this property is move-in ready or ideal for immediate rental.

Designed for comfort and easy living, the home features a spacious open plan living/dining area that flows seamlessly to a covered alfresco entertaining space and private, low-maintenance courtyard. The contemporary kitchen is equipped with quality appliances, an island bench, and ample storage-perfect for the modern cook.

Upstairs, you'll find two generously sized bedrooms, including a master suite with walk-in robe and a well-appointed ensuite. A second modern bathroom, plus a convenient downstairs powder room, ensure comfort for both residents and guests.

There is a single lock-up garage within internal access and plenty of visitor carparks within the complex.

The location is second to none-just 5 minutes from Kallangur's retail

**FOR SALE**

Under Offer - Contact Daniel Waters

**AGENTS**

Daniel Waters  
0412 847 849  
dwaters@ljhooker.com.au

**AGENCY**

LJ Hooker Aspley | Chermside  
(07) 3263 6022

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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hub, including Woolworths, medical centres, cafés, and specialty stores. You're also close to Petrie Train Station and the University of the Sunshine Coast campus. Westfield North Lakes, with its extensive retail, dining, and IKEA, is only 10 minutes away. Families will love the range of quality public and private schools nearby, making this an ideal home or investment in a highly sought-after area.

Act promptly to avoid disappointment...there is so much to love.

#### Special Features You'll Love:

- Stylish and immaculately presented contemporary townhouse, located in a tightly held and well-maintained complex
- Light-filled interiors thanks to a desirable north-east aspect, with serene views over the adjoining parkland
- " Spacious open plan living/dining area flows seamlessly to a covered alfresco and private courtyard —perfect for effortless entertaining or simply relaxing in a tranquil, leafy setting
- " Modern kitchen is the heart of the home, featuring an island bench, ample storage, and quality appliances —ideal for both everyday living and entertaining
- Two generously sized upstairs bedrooms, including a master with ensuite and walk-in robe
- 2.5 well-appointed bathrooms: main family bathroom upstairs, convenient downstairs powder room, and ensuite to the master bedroom
- Air conditioning to both bedrooms for year-round comfort
- Secure single remote garage with internal access, plus ample visitor parking within the complex
- Quality finishes throughout including neutral colour palette, tiled and carpeted flooring, ceiling fans, security screens, and modern blinds
- " Exceptionally low body corporate fees —offering excellent value
- " Move-in ready with nothing to do —also an ideal turnkey investment opportunity

For further information or to arrange your inspection, please contact DANIEL WATERS.

#### QUICK FACTS:

Year Built: Circa 2008

Townhomes in complex: 16

Current Status: Vacant

Council Rates: Approximately \$583.90 per quarter

Body Corporate Fees: Approximately \$584 per quarter (very low)

Rental Return: \$500-525 per week

School Catchments: Kallangur State School & Dakabin State High School

## MORE DETAILS

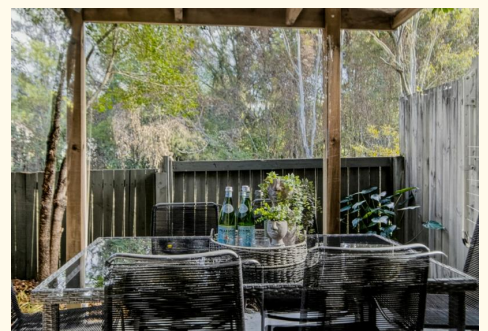
Property ID 3AUMF1R  
Property Type Townhouse  
Land Area 96 m2  
Including Air Conditioning  
Courtyard  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage

### **Daniel Waters 0412 847 849**

Business Owner, Sales Consultant and Registered Valuer |  
dwaters@ljhooker.com.au

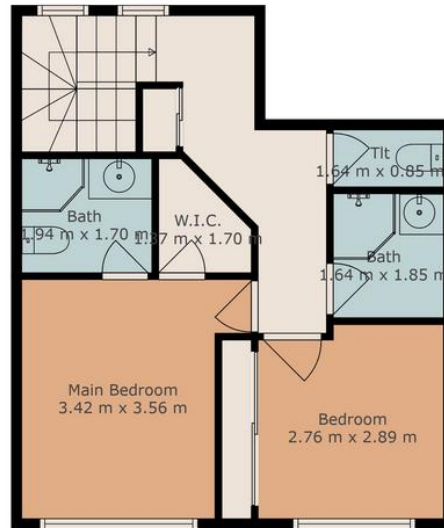
### **LJ Hooker Aspley | Chermside (07) 3263 6022**

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Ground Floor



First Floor

Whilst every attempt has been made to ensure accuracy, Floor Plans are representative and should be used as a guide only **LJ Hooker**