



## Kallangur, 25/2 Florence Street

Truly Unique Townhouse - A Rare Find!

In over 30 years of selling property, this is without a doubt one of the most unique townhouses I've had the pleasure to present. Nestled within a secure, high owner-occupied gated complex, this standout home sits on an expansive 355sqm allotment-offering space, privacy, and lifestyle features rarely seen in townhouse living.

With low body corporate fees and pet-friendly (subject to approval), this property is perfect for families, downsizers, or savvy investors seeking something exceptional.

### Standout Features:

- \* Private heated inground pool - swim all year round with energy-efficient 6.29 kW solar power system
- \* Spacious paved entertaining area - perfect for gatherings or weekend BBQs
- \* Garden shed and room for pets or children to play



**Disclaimer:** 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.

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**For Sale**  
By Negotiation

**View**  
[ljhooker.com.au/CX2HF3](https://ljhooker.com.au/CX2HF3)

**LJ Hooker North Lakes | Mango Hill**  
(07) 3491 7733

#### Downstairs:

- \* Light-filled open-plan living and dining
- \* Modern kitchen with gas cooktop and dishwasher
- \* Air conditioning and brand-new flooring throughout
- \* Convenient second toilet/laundry
- \* Seamless flow to outdoor entertaining area and pool

#### Upstairs:

- \* 3 well-sized bedrooms - air conditioning to the master
- \* Central full bathroom
- \* Balcony off the second bedroom
- \* Ceiling fans and blinds throughout

#### Location Perks:

- \* Close to schools, childcare, public transport, shops, food outlets, and the RSL
- \* Situated in a quiet, well-maintained, and community-focused complex

This home offers the comfort of a house with the convenience of townhouse living-a rare combination that won't last long.

Contact us today to arrange your private inspection and see why this truly is a one-of-a-kind opportunity.

#### Disclaimer:

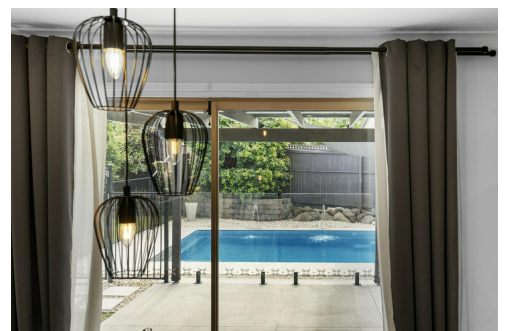
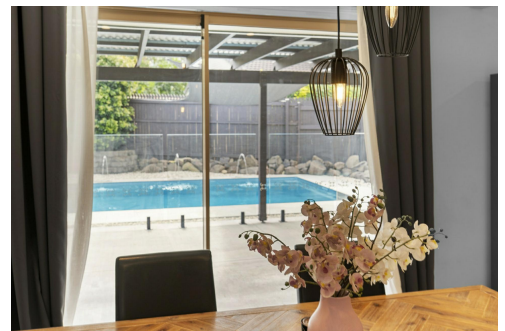
"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"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 About this Property

<b>Property ID</b>	CX2HF3
<b>Property Type</b>	Townhouse
<b>Land Area</b>	355 m2
<b>Including</b>	Toilets (2)

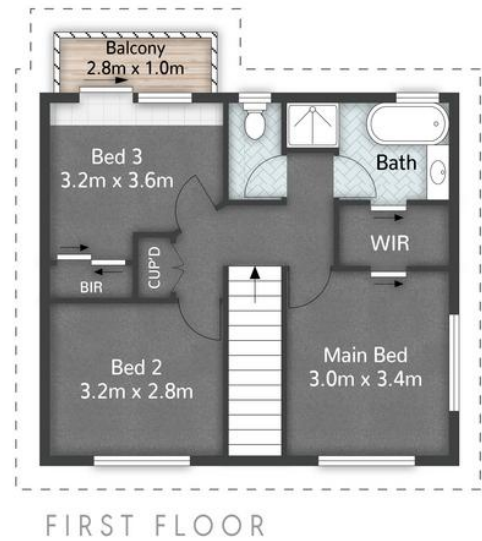
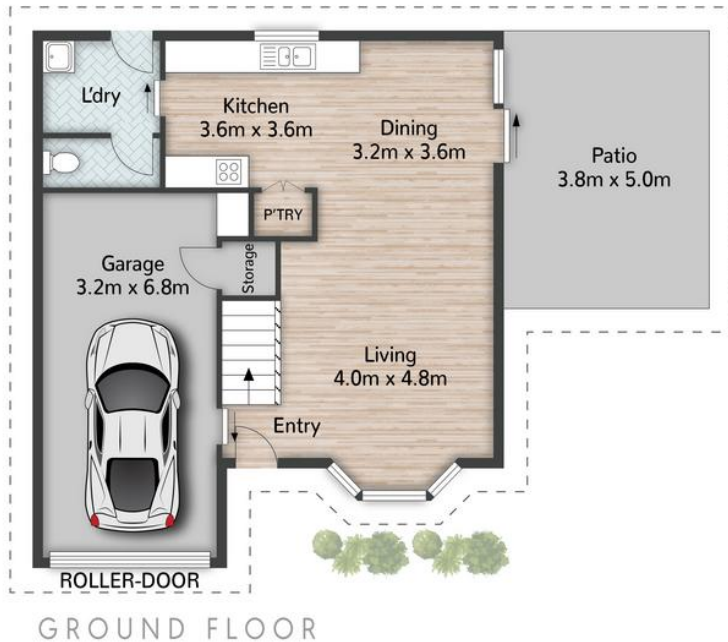
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Unit 25/2 Florence Street KALLANGUR

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**LJ Hooker**

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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