



LJ Hooker
Kallangur



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Kallangur, 3/1548 Anzac Avenue

LOCATION AND PRESENTATION

In the heart of the suburb this quality 2 storey townhouse is just a short walk to train station, childcare centre, tavern, supermarket, restaurants, medical facilities, bus stop and parks. There's no need for a car here (although there is a lock up garage with remote).

- * Stone benchtops in the kitchen
- * Downstairs third toilet
- * Air conditioning
- * Ceiling fans
- * Security screens
- * Low maintenance courtyard
- * Good storage spaces
- * Now vacant and ready to be occupied

*****Body corp fees are \$3340 annually.



For Sale
Inviting Offers

View
By Appointment

Contact
Simon Booker
0403 340 240
sbooker@ljh-kallangur.com.au



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

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.

****Sinking fund balance is approx. \$40000 as at October 2024

The current owner is serious about selling and is inviting offers.

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

Property ID	CRGHF3
Property Type	Townhouse
Land Area	127 m ²
Including	Ensuite Air Conditioning Toilets (3) Courtyard Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

Simon Booker 0403 340 240

Salesperson | sbooker@ljh-kallangur.com.au

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