



8/12 Ahern Street, Kallangur

## Move-In Ready Villa &ndash; Immaculate & Owner Occupied

This beautifully presented, owner-occupied villa is ready for you to move straight in &ndash; fully furnished if desired. Situated in a boutique complex of just 10 properties, with no onsite management and approximately 90% owner occupiers, this is peaceful, low-maintenance living at its best.

Immaculately maintained and styled to show-home standard, this property will impress from the moment you step inside. The serious seller is relocating interstate and is motivated to achieve a result.

### Property Features:

- 3 spacious bedrooms, master with private ensuite
- Two newly renovated bathrooms
- Large open-plan living and dining area flowing to covered outdoor patio
- Air-conditioned living area for year-round comfort
- Security screens and ceiling fans throughout
- Private garden shed for extra storage
- Pet-friendly complex
- Low body corporate fees

3  2  1 

**FOR SALE**  
By Negotiation

### AGENTS

Grant Darbyshire  
0411 081 427  
gdarbyshire@ljh-kallangur.com.au

### AGENCY

LJ Hooker Kallangur | Murrumba Downs  
(07) 3204 4666

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**

Whether you're downsizing, investing or purchasing your first home, this move-in ready villa offers comfort, convenience, and community in a tightly held complex.

Enquire today &mdash; properties presented this well don't last long.

## MORE DETAILS

Property ID	2873F39
Property Type	Townhouse
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Courtyard
	Dishwasher
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Ceiling Fans
	Security Screens
	Pet Friendly Complex

**Grant Darbyshire 0411 081 427**

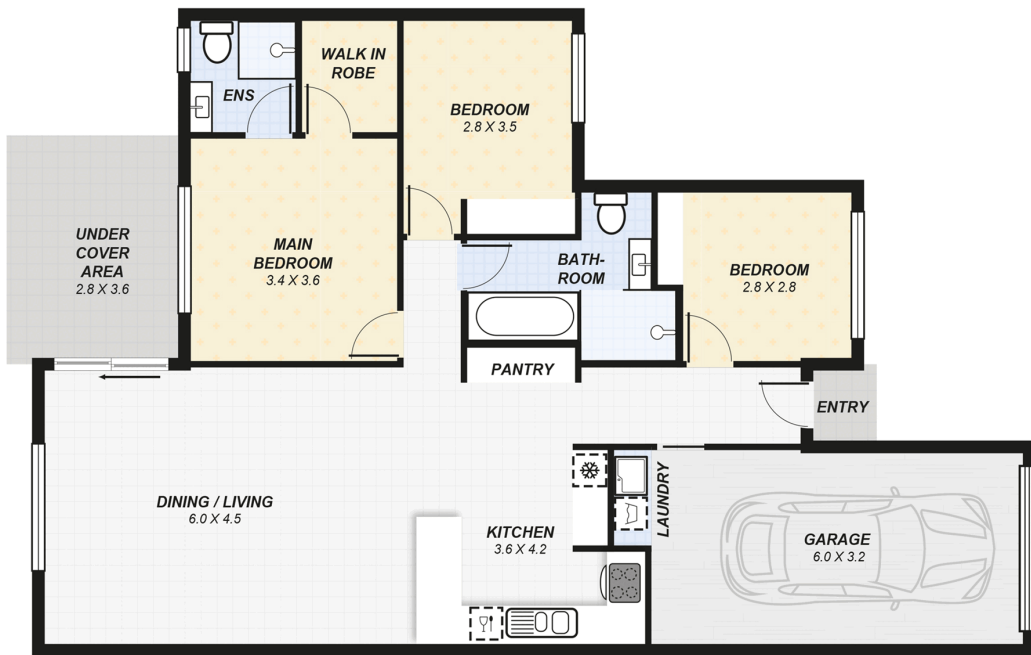
Salesperson | [gdarbyshire@ljh-kallangur.com.au](mailto:gdarbyshire@ljh-kallangur.com.au)

**LJ Hooker Kallangur | Murrumba Downs (07) 3204 4666**

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Area	m <sup>2</sup>
Living	93
Under cover:	10
Garage:	19
Total area (approx): 122m <sup>2</sup>	

**DISCLAIMER:** This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.