



LJ Hooker  
Kallangur



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## Kallangur, 2/1 McBain Street

NEAT VILLA IN CENTRAL LOCATION WITH LOW FEES



Don't miss this opportunity if you are on a budget!

- \* Small quiet complex
- \* Body corp fees only \$2900 per year
- \* Air conditioning
- \* Ceiling fans
- \* Security screens
- \* Extra large garage with storage zone
- \* Bigger than usual courtyard —perfect for a dog

The location is fantastic with every amenity within easy walking distance.

Disclaimer:

"Information contained on any marketing material, website or other portal should not be



**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.

**For Sale**  
Inviting Offers...

**View**  
[ljhooker.com.au/270UF39](http://ljhooker.com.au/270UF39)

**Contact**  
**Simon Booker**  
0403 340 240  
[sbooker@ljh-kallangur.com.au](mailto:sbooker@ljh-kallangur.com.au)

**Liam Booker**  
0403 340 246  
[lbooker@ljh-kallangur.com.au](mailto:lbooker@ljh-kallangur.com.au)

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

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>	270UF39
<b>Property Type</b>	Villa
<b>Land Area</b>	199 m2
<b>Including</b>	Toilets (2) Built-in-Robes Fully Fenced

**Simon Booker 0403 340 240**

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

**Liam Booker 0403 340 246**

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

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

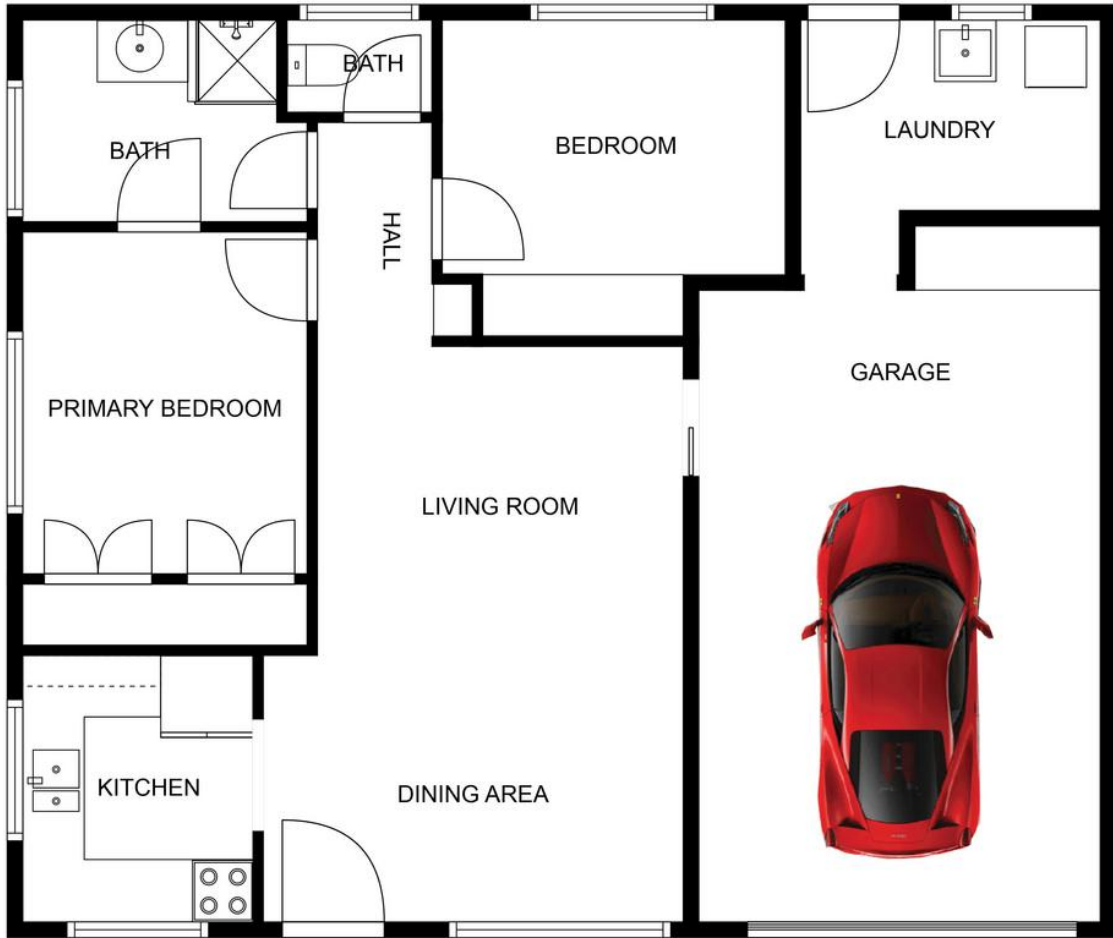
1427 Anzac Avenue, KALLANGUR QLD 4503

[kallangurmurrumbadowns.ljhooker.com.au](http://kallangurmurrumbadowns.ljhooker.com.au) | [LJHooker@LJH-Kallangur.com.au](mailto:LJHooker@LJH-Kallangur.com.au)



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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.