



LJ Hooker  
Property Connections



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## Kippa-Ring, 370 Anzac Avenue

DUAL LIVING DREAM: MAIN HOUSE + SEPARATE STUDIO ON SPACIOUS BLOCK!

There aren't many like this!

Extended family?

Adult children that just won't move out?

Need a separate office space?

This property is ideal! Main house plus separate self contained studio.

Level fenced 607sqm block positioned just a short distance to the train station, Peninsula Fair Shopping Centre, child care and primary schools this unique dual occupancy property is in a super convenient location!

The main house offers;

\* 2 bedrooms with built in wardrobes, main with air conditioning.

\* Separate study area, this area could also make for a great craft space, toy room or



**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**  
FOR SALE

**View**  
By Appointment

**Contact**  
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**Simon Booker**  
0403 340 240  
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**LJ Hooker Kallangur | Murrumba Downs**  
**(07) 3204 4666**

additional storage.

- \* Great sized dining and lounge complete with air conditioning and an ornamental fireplace.
- \* Timber floors throughout!
- \* Fantastic kitchen complete with breakfast bar, electric cooking appliances and good storage.
- \* One bathroom with separate toilet

There is a connecting breezeway between the main house and studio. This area also encompasses the laundry facilities.

The Studio Offers;

- \* Open plan design with tiles throughout.
- \* Built-in wardrobe.
- \* Full sized kitchen with electric cooking appliances.
- \* Air conditioning.
- \* Bathroom with toilet and shower.

The breezeway leads out to the open deck areas and great back yard.

Accommodating off street parking. Comprising of a single lock-up shed, double carport and a grassed area that could park a van or boat.

\*Property is currently tenanted until 16/1/2026 paying \$590 per week rent\*

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."



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## More About this Property

<b>Property ID</b>	26XGF39
<b>Property Type</b>	House
<b>Land Area</b>	607 m <sup>2</sup>
<b>Including</b>	Study Air Conditioning Toilets (2) Deck Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

### Liam Booker 0403 340 246

Salesperson | lbooker@ljh-kallangur.com.au

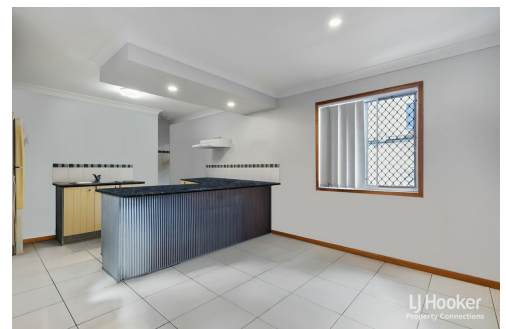
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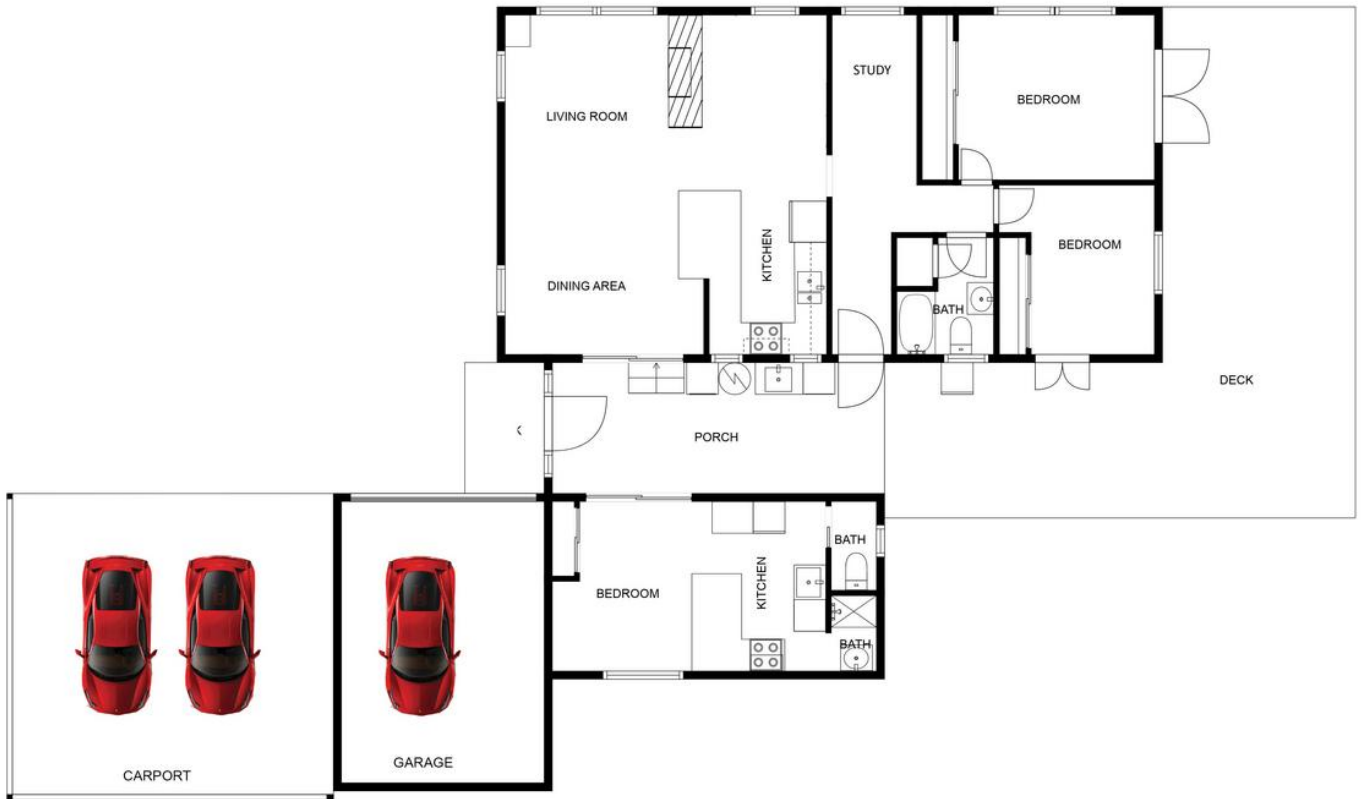
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.