



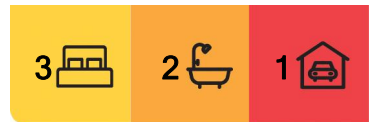
Lawnton, 7/17 Butcher Avenue

Bright, Modern Comfort in a Central Lawnton Setting

Radiating warmth and style, this immaculate rendered townhouse offers the perfect blend of light-filled living and modern upgrades in a serene, well-kept complex. Ideally positioned for young families, couples, or astute investors, this pristine three-bedroom residence offers a refreshed interior and effortless lifestyle in an ultra-convenient Lawnton location. Boasting a handy upstairs study nook, brand new kitchen appliances, and a huge pergola in a low-maintenance courtyard, it's a home made for comfortable living and easy entertaining. With local schools, parks, shops, and public transport just a stroll away, the setting couldn't be more practical.

At a Glance:

- Beautifully maintained three-bedroom rendered townhouse with calming neutral tones and bright interiors
- Recently painted inside with airy open-plan living, split system air conditioning, and



For Sale
For Sale

View
By Appointment

Contact
Victor Lai
0450 836 288
victorlai@ljhpp.com.au



LJ Hooker Property Partners
07 3344 0288

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upstairs study nook

- Renovated kitchen with new electric cooktop, rangehood and dishwasher for modern convenience
- Expansive pergola in easy-care courtyard perfect for relaxed alfresco entertaining year-round
- Stroll to train, buses, local shops, primary school, childcare and parks for everyday ease

Whether you're a family looking for your first home, a couple seeking lifestyle simplicity, or an investor after a centrally located property, this address has universal appeal. You'll be just a short stroll from everything needed for a smooth, breezy routine--Lawnton Station, local buses, Lawnton State School, early learning centres, playgrounds, and local shops. Enjoy riverside weekends with the boat ramp nearby or drive just minutes to Petrie Village and Pine Rivers High for added convenience. This is an ideal setting for those who want lifestyle ease with strong future rental appeal.

Distances to amenities:

- 190 m to Lawnton Train Station
- 260 m to Bus Stop
- 550 m to Lawnton State School
- 650 m to Barclay Park
- 650 m to Treehouse Early Learning Centre Lawnton
- 1.3 km to Lawnton Boat Ramp
- 2.6 km to Petrie Village Shopping Centre
- 3 km to Pine Rivers State High School

Situated in a peaceful, immaculately kept complex, this classic rendered brick townhouse has a relaxed, holiday-style appeal. With neat, low-maintenance front gardens and a single lock-up garage, it's a fuss-free setting where every detail is well cared for. The calm surroundings and attractive street presence offer a welcoming first impression and a sense of ease the moment you arrive.

Step through the front door into a luminous, freshly painted interior that feels brand new. The open-plan tiled living and dining zone greets you with an inviting atmosphere--kept comfortable year-round with both an air conditioner and ceiling fan. Whether you're entertaining guests or winding down after work, this bright and breezy space is ideal for both connection and quiet moments.

Tucked into the corner, the modern kitchen has been updated with a brand-new electric cooktop, rangehood, and dishwasher, making daily routines that much smoother. A chic neutral palette makes it easy to personalise, while the breakfast bar adds a cosy spot for casual dining, kids' snacks, or chats while you cook.

Out the back, a huge pergola offers the perfect escape for alfresco dining or weekend entertaining. Overlooking a fully fenced courtyard with minimal upkeep, the space is ideal for creating your own private retreat--string up some festoon lights or train a leafy vine over the pergola to set the mood. It's the kind of backyard that turns a simple gathering into a special occasion.

Upstairs, you'll find plush carpets and a clever study nook--ideal for working from home or



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setting up a quiet homework station. All three bedrooms are generously sized with built-in robes, two with ceiling fans and the master featuring air conditioning and a pristine ensuite. A modern shared bathroom and separate toilet complete the upper level, offering comfort and practicality for the whole household.

Additional Features:

- Internal laundry
- Downstairs water closet
- Under-stairs storage

Whether you're looking to nest or invest, this refreshed townhouse delivers radiant living in a location that simply works. Contact Victor Lai today to arrange your inspection and discover the lifestyle waiting for you in the heart of Lawnton.

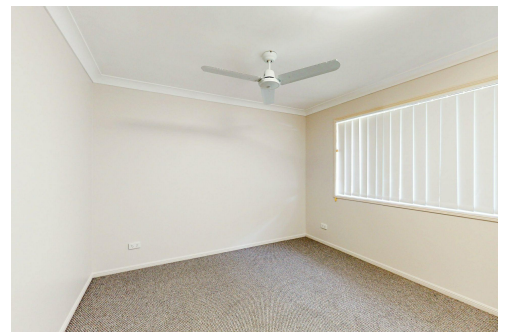
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More About this Property

Property ID	B30AF4R
Property Type	Townhouse
Including	Air Conditioning Toilets (2) Dishwasher Built-in-Robes

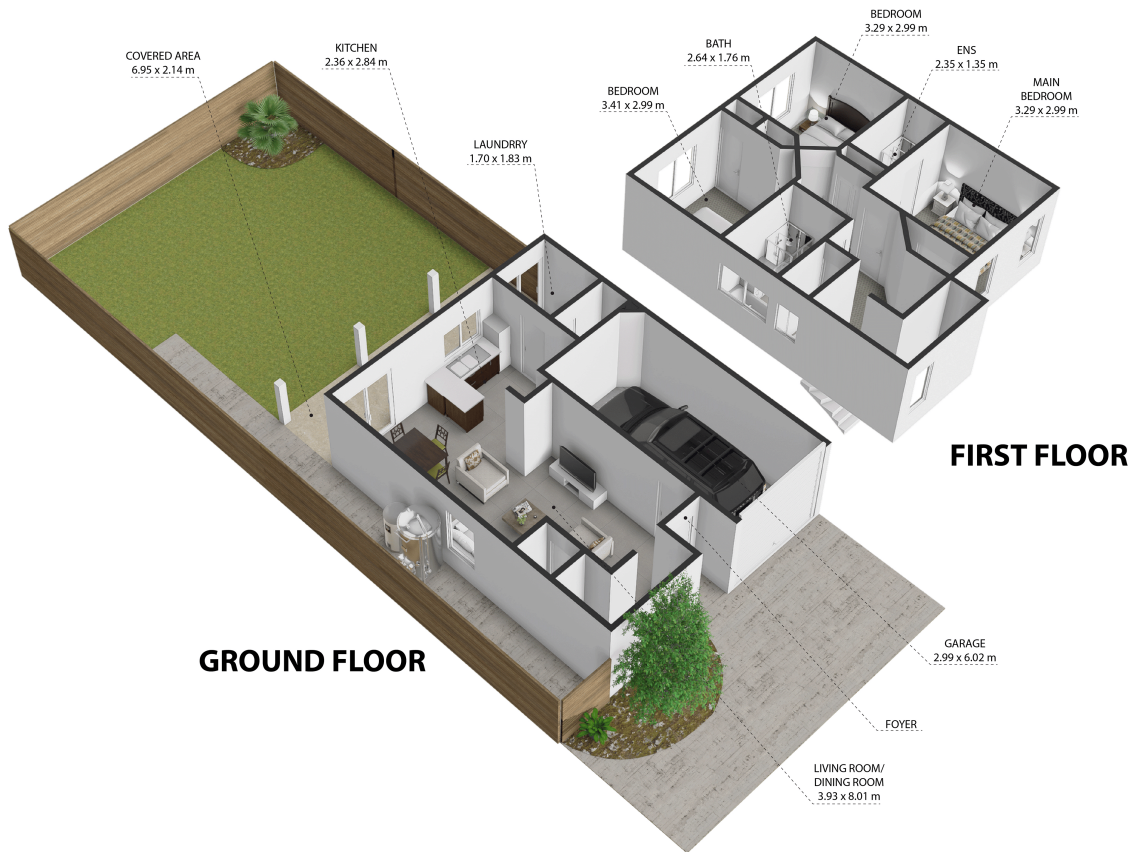
Victor Lai 0450 836 288
Business Development Manager | victorlai@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288
25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



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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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