



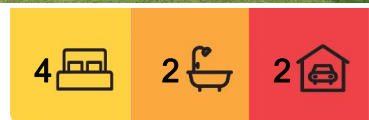
Murrumba Downs, 24 Wagner Road

Spacious Lowset Home in Incredible Riverside Location

Perfectly positioned on a quiet inside street, within just metres of the Pine River and its leafy parkland, walking tracks and riverfront beach, this well presented and very spacious lowset home is ready to move into or rent out immediately.

The floorplan includes 3-4 sizeable bedrooms (1 bedroom is multi-purpose room), 2 tidy bathrooms, a well-appointed kitchen, an open plan family/dining area and separate living room. The family room extends out to a covered alfresco area that overlooks the backyard and garden. The double lock-up garage has an epoxy floor and excellent built-in storage.

The property's practical, family friendly design is complemented by its coveted location which is set within one of Murrumba Down's most popular and tightly held riverfront estates. The property is surrounded by quality homes and its position so close to the river will appeal to buyers seeking an active lifestyle in a tranquil surroundings. Murrumba Downs Shopping Centre (Coles and Specialty stores) is within a 5-minute drive of the



For Sale
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View
ljhooker.com.au/39N5F1R

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home and both and both Westfield North Lakes and Kallangur Train Station are within a 10-minute drive. Being a family friendly location, there are a variety of excellent public and private schools within a convenient distance of the home.

Every now and again something extra special comes along, and this home is certainly one not to be missed.

Features you will love, include:

- * A wonderful location just metres away from the Pine River which includes walking tracks, tranquil parkland and a riverfront beach
- * Lowset brick and tile construction —The home is well presented and ready to move into or rent out immediately.
- * High ceilings throughout provide an instant feeling of spaciousness
- * Two separate living areas including an open plan family/dining area and separate living room. These two separate areas provide space and separation in a busy family home.
- * A well-appointed kitchen with quality appliances (gas cook top, wall oven and dishwasher), plenty of bench space and storage
- * 3-4 sizeable bedrooms; Master bedroom with ensuite and walk-through robe. The 4th bedroom is a multi-purpose room.
- * A family bathroom with bath, shower and separate toilet
- * The kitchen and family/dining area adjoin and extend out seamlessly to the covered alfresco entertaining area. This alfresco area is ideal for outdoor dining and relaxation and overlooks the backyard and garden.
- * An internal laundry
- * Excellent vehicle accommodation including a double remote lock-up garage with epoxy floor and extra storage
- * A fully fenced backyard perfect for families, pets and avid gardeners
- * So many superb extras including ceiling fans, air-conditioning, 3Kw solar system, blinds and security screens
- * A convenient distance to Murrumba Downs Shopping Centre (Coles and Specialty stores), Kallangur Train Station and Westfield North Lakes

Make your move with confidence —this is space, privacy & practicality at its absolute best. The location is superb and the home is stunning —to avoid your disappointment, act quickly. For further information or to arrange your inspection, please contact DANIEL WATERS or JACOB BALL.

Quick Facts:

Land Size: 422sqm

Year Built: Circa 2006

Aspect: South/East Facing

School Catchments: Undurba State School and Murrumba Downs State High School

Market Rent Assessment: \$725 to \$775 per week



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More About this Property

Property ID	39N5F1R
Property Type	House
Land Area	422 m2
Including	Ensuite Air Conditioning Built-in-Robes

Daniel Waters 0412 847 849

Principal, Registered Valuer and Sales Consultant | dwaters@ljhooker.com.au

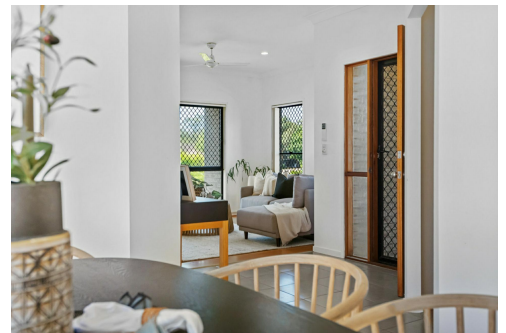
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Whilst every attempt has been made to ensure accuracy,
Floor Plans are representative and should be used as a guide only

LJ Hooker