



45/32 Blyth Road, Murrumba Downs

MODERN TOWNHOUSE WITH MULTIPLE LIVING AREAS IN PRIME LOCATION

Set within a well-maintained complex in the heart of Murrumba Downs, 45/32 Blyth Road presents a stylish and low maintenance lifestyle opportunity ideal for first home buyers, investors or those looking to downsize without compromise. Designed across two levels, this contemporary three-bedroom townhouse offers great separation of space, modern comfort and everyday convenience.

The lower level is dedicated to relaxed living and entertaining, featuring a well-appointed kitchen and an open plan living and dining area that seamlessly connects to a private outdoor entertaining area. Upstairs, the home continues to impress with generously sized bedrooms and a rare additional living space.

Key Features:

- Open plan living and dining area
- Additional living area upstairs with balcony
- Air conditioning
- Ceiling fans
- Main bedroom with ensuite

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.

3 2 1

FOR SALE
Offers Over \$749,000

VIEW
By Appointment

AGENTS
Chris Pascoe
0447 340 201
cpascoe@ljh-kallangur.com.au

Paige Killen
0447 734 206
pkillen@ljh-kallangur.com.au

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

LJ Hooker

- Spacious bedrooms with built-in wardrobes
- Three toilets | two bathrooms
- Separate laundry
- Under stair storage
- Private covered outdoor entertainment area
- Single lock-up garage with remote
- Low maintenance

Conveniently located in Murrumba Downs, this property is close to local schools, shops, parks and public transport, with easy access to the Bruce Highway for commuting both north and south. Major shopping and lifestyle hubs including Westfield North Lakes, IKEA, Costco and dining precincts are just a short drive away, making this an ultra-convenient and highly desirable address.

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) 3204 4666.

MORE DETAILS

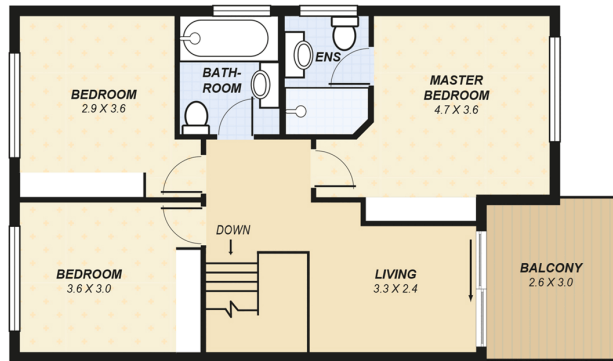
Property ID	28G2F39
Property Type	Townhouse
Including	Ensuite Toilets (3) Pool Deck Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

Chris Pascoe 0447 340 201
Salesperson | cpascoe@ljh-kallangur.com.au
Paige Killen 0447 734 206
Salesperson | pkillen@ljh-kallangur.com.au

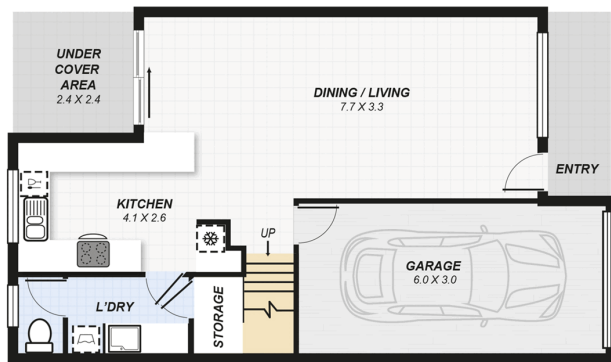
LJ Hooker Kallangur | Murrumba Downs (07) 3204 4666
1427 Anzac Avenue, KALLANGUR QLD 4503
kallangurmurrumbadowns.ljhooker.com.au | LJHooker@LJH-Kallangur.com.au



UPPER LEVEL



GROUND LEVEL



Area	m ²
Living:	112
Under cover area:	14
Garage:	18
Total area (approx):	144m ²

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