



## Murrumba Downs, 62/37 Wagner Road

### PUBLIC AUCTION

Auction Location: 1427 Anzac Avenue, Kallangur

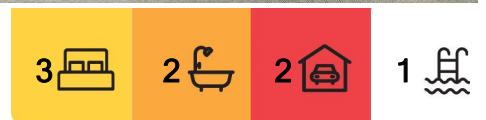
Located in a sought-after riverside complex this quality townhouse features spacious living with loads of storage and a private outlook.

With reverse cycle air-conditioning in the living, dining and master bedroom, plus the addition of fresh natural breezes throughout, you'll enjoy the year-round comfort of riverside living.

The spacious main bathroom includes separate shower and corner bath. The quality kitchen includes, gas cooking, stainless steel appliances, dishwasher, island bench and plenty of storage. Enjoy entertaining or relaxing alike in the spacious living and dining areas that extend to the undercover outdoor area that



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#### For Sale

Public Auction

#### View

[ljhooker.com.au/2514F39](http://ljhooker.com.au/2514F39)

#### Contact

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**(07) 3204 4666**

overlooks the low-maintenance yard and beyond to the Pine River.

The complex is conveniently located with easy access to the M1 providing fast entry to North and Southbound commuting, alternatively just a short distance to Murrumba Downs Train Station.

Property Features Include:

- \* Split level design, air-conditioned open plan living, dining and kitchen area
- \* 3 Bedrooms with built-in robes, 2 bathrooms plus additional toilet with powder room
- \* Master bedroom with walk-in robe and private alfresco
- \* Master ensuite with dual basins, dual shower heads
- \* Open plan living area extends to undercover deck overlooking yard and river
- \* The kitchen features gas cooking, island bench and lots of storage
- \* Main bathroom features luxurious large bathtub and separate shower
- \* Large double remote lock up garage with internal access
- \* Great sized laundry with plenty of storage and access to front secure courtyard
- \* Lots of storage, linen cupboard plus under stair storage
- \* Fully fenced rear yard, security screens, private outlook and fresh breezes
- \* Secure gated complex with large in-ground swimming pool and undercover seating

Enjoy all local Murrumba Downs conveniences including many schools, restaurant and cafe precincts, recreational facilities, parkland and just a short drive to the popular North Lakes shopping, dining and entertainment hub.

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>	2514F39
<b>Property Type</b>	Townhouse
<b>Land Area</b>	209 m²
<b>Including</b>	Ensuite Study Air Conditioning Toilets (3) Pool Dishwasher Built-in-Robes Secure Parking Remote Garage

**Liam Booker 0403 340 246**

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