



47/10 Schumann Close, Tingalpa

The Perfect First Step into Convenient Tingalpa Living

Enjoying a prized corner position in a quiet and leafy enclave of Tingalpa, this inviting double-storey townhouse combines low-maintenance living with exceptional comfort and privacy. Bathed in natural light and thoughtfully designed for effortless living, it offers an ideal opportunity for first-home buyers, downsizers, or investors seeking a quality home in a convenient location.

Designed for easy living, the light-filled open-plan lounge and dining area seamlessly extends to a secluded courtyard, creating the perfect setting for morning coffees, weekend gatherings, or simply unwinding in privacy. The centrally positioned kitchen is both practical and inviting, offering generous cabinetry and plenty of bench space to support day-to-day living.

Positioned within a neatly maintained complex with affordable body corporate fees, the home also benefits from a secure lock-up garage and an exceptionally convenient location close to local parks, shopping precincts, public transport options, and the waterfront. Offering a low-maintenance lifestyle with nothing further to spend, this residence presents an excellent opportunity to secure a foothold in one of Brisbane's thriving bayside suburbs.

3 2 1

FOR SALE

Offers Closing 9th July - if not prior

AGENTS

Ashleigh Hansom
0448 742 538
ahansom@ljhch.com.au

Deanne Hansom
0403 066 191
cannonhill@ljhch.com.au

AGENCY

LJ Hooker Cannon Hill
(07) 3906 1366

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.



Upstairs, the spacious master bedroom provides a peaceful retreat, complete with built-in wardrobes, split-system air conditioning, and a private ensuite featuring a shower and toilet. Two additional bedrooms are well-sized and fitted with built-in robes, A/C & ceiling fans, while the main bathroom services the upper level with a separate bath and shower arrangement and an additional toilet.

Property Features:

Complex of 64 built in 1997

Situated towards the rear on a corner - only one adjoining neighbour

Open plan living, dining & kitchen with A/C

Kitchen complete with electric cooking, double sink, dishwasher & plenty of cupboard space

Separate laundry + powder room off the kitchen

Private courtyard with side gate access - perfect for small pets & entertaining

Covered rear patio flowing seamlessly off the kitchen

Master suite complete with ensuite, his & hers robes, A/C and front balcony

Bedroom 2 & 3 with ceiling fans and A/C

Main bathroom with shower, bath & toilet - generous in size

Rental Return: \$730 - \$780 per week approx

Council Rates: \$457 per quarter

BC Fees: \$4,916.00 per year

Location:

- to Brisbane CBD

7km to Brisbane Airport - 15 minute drive*

500m* to Tingalpa State School

Local schools include: Moreton Bay College, Moreton Bay Boys' College, Wynnum West Primary School, Brisbane Bayside State College, Wondall Height Primary School, Gumdale Primary School

150m* to Belmont Shopping Village

5km to Westfield Carindale

2 minute drive to Gateway Motorway

Contact Team Hansom

Ashleigh Hansom | 0448 742 538

Deanne Hansom | 0403 066 191

MORE DETAILS

Property ID	TV6GVB
Property Type	Townhouse
Including	Ensuite
	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

Ashleigh Hansom 0448 742 538

Co-Agent to Team Hansom | ahansom@ljhch.com.au

Deanne Hansom 0403 066 191

Principal & Licensee | cannonhill@ljhch.com.au

LJ Hooker Cannon Hill (07) 3906 1366

1878 Creek Road, CANNON HILL QLD 4170

cannonhill.ljhooker.com.au | cannonhill@ljhch.com.au

