



Unit 4/119 Kakadu Circuit, Zillmere

Move In, Sit Back, Enjoy — The Hard Work's Already Done

Step through the door of this beautifully presented Zillmere townhouse and straight out into one of the best surprises in this price bracket: a fully landscaped private courtyard, complete with established gardens, new garden beds, feature lighting and paving. It's the kind of outdoor space most buyers spend years and thousands of dollars creating — here, it's already done.

And that's just the start. With approximately \$25,000 in recent upgrades — including a full roof restoration, exterior repaint, air-conditioning improvements and new 1.8m rear fencing — this home has been meticulously cared for, so you can move in and simply enjoy it.

Perfectly positioned on a quiet street, this low-maintenance townhouse is an excellent opportunity for first home buyers or small families after a comfortable, convenient place to call home.

Inside, spacious living and dining areas flow through a practical, air-conditioned layout built for everyday life. The well-appointed kitchen

3 2 1

FOR SALE

Offer over \$850,000

VIEW

By Appointment

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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.

LJ Hooker

offers generous cupboard and bench space — plenty of room to cook, entertain and live comfortably.

The bedrooms are generously sized with built-in wardrobes throughout, while the main bedroom is a standout in its own right: an extra-large wardrobe and the added luxury of a two-way bathroom, a feature you don't often find at this level.

Property Features

- Fully landscaped, private courtyard — established gardens, new garden beds, feature lighting and paving
- Spacious living and dining areas
- Air-conditioning
- Well-appointed kitchen with ample storage and bench space
- Generous bedrooms with built-in wardrobes
- Main bedroom with two-way bathroom and extra-large wardrobe
- Hideaway laundry
- Lock-up garage plus additional driveway parking
- Security screens
- Small pets permitted

Approximately \$25,000 in Recent Upgrades

- Roof restoration
- Exterior painting
- Multiple air-conditioning upgrades
- New 1.8m rear fencing
- Extensive landscaping — new garden beds, plants, feature lighting and paving

Investment Potential

An indicative rental return of \$680–730 per week makes this a smart pick for investors too. (Estimate only — subject to market conditions and independent rental appraisal.)

Body Corporate: Approx. \$704 per quarter

Urban Utilities: Approx. \$331 per quarter

Brisbane City Council Rates: Approx. \$521 per quarter

Location That Works as Hard as You Do

- Zillmere Train Station — approx. 1 km | 3 min drive / 12–15 min walk
- Local bus stops — approx. 300–500 m | 4–6 min walk
- Zillmere State School — approx. 600 m | 2 min drive
- St Flannan's Catholic School — approx. 1.1 km | 3 min drive
- Aspley State High School — approx. 1.5 km | 4 min drive
- St Joseph's Nudgee College — approx. 2.3 km | 5 min drive
- Taigum Square — approx. 2 km | 5 min drive
- Taigum Village Shopping Centre — approx. 2 km | 5 min drive
- Westfield Chermside — approx. 5 km | 8–10 min drive
- Brisbane Airport — approx. 12 km | 15–20 min drive
- Brisbane CBD — approx. 17 km | 25–30 min drive

Schools, shops, transport and everyday essentials — all within easy reach, so daily life stays simple.

Whether it's your first home or the right fit for your family, this is space, convenience and a genuinely rare outdoor sanctuary, all in one low-maintenance package.

A courtyard like this has to be seen to be believed — book your inspection today.

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MORE DETAILS

Property ID	KKJ1X
Property Type	Townhouse
House Size	92 m2
Land Area	150 m2
Including	Air Conditioning
	Toilets (3)
	Courtyard
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced

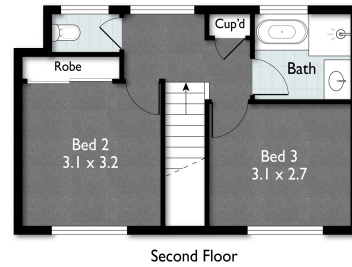
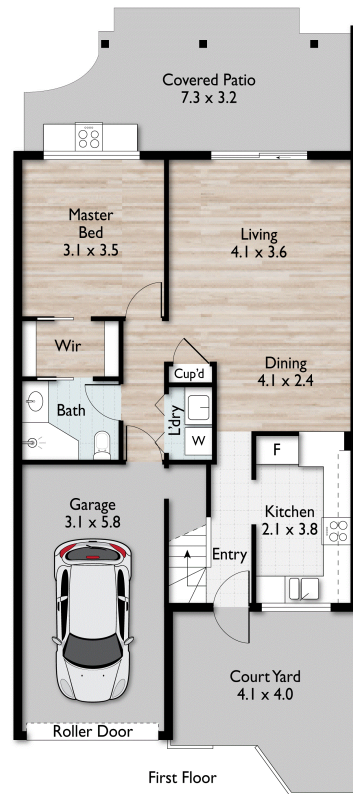
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3 2 1 150sqm



Scale in meters. Indicative only. Dimensions are approximate.
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