

1/165 Ann St, Kallangur, QLD 4503

FOR SALE

Townhouse 3 3 1



## UNIQUE DUAL LIVING TOWNHOUSE - SPACE, STYLE & SUPERB LOCATIO

This quality-built townhouse offers a rare opportunity for buyers seeking space, versatility and modern comfort - complete with genuine dual-living potential. Whether you're an investor, multi-generational family or simply seeking a flexible layout with income-producing options, this home is sure to impress even the most discerning of buyers.

**Open for Inspection**

By Appointment.

**Downstairs - Fully Self-Contained Studio:**

Step into a completely private, self-contained living space that's perfect for extended family, guests or potential rental income. This level includes:

- \* A generously sized bedroom
- \* Separate lounge and dining areas
- \* Well-appointed kitchenette
- \* Full size bathroom
- \* Private undercover alfresco area - ideal for outdoor dining or relaxation
- \* Access to a spacious backyard, perfect for pets, kids or gardening

**Upstairs - Contemporary Family Living:**

Upstairs offers the main living quarters with an abundance of natural light and modern finishes throughout. Features include:

- \* Expansive open-plan lounge and dining area, ideal for entertaining
- \* Stylish, well-equipped kitchen featuring quality appliances and ample bench space
- \* Two large bedrooms, including a master suite with ensuite and built-in robe
- \* Additional main bathroom with contemporary fittings
- \* Private front deck, perfect for morning coffee or sunset drinks
- \* Secure single lock-up garage with internal access

**Location, Lifestyle & Convenience:**

Tucked away in a peaceful and well-maintained complex, this property is perfectly positioned to provide both tranquility and connectivity. You'll enjoy:

### Listed By

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