

36 Ann St, Kallangur, QLD 4503

Sold - 29/09/2025

House 3  1 



## GREAT FIRST HOME OR INVESTMENT OPPORTUNITY

This well-positioned property sits on a 486m2 allotment directly opposite a large park, making it a fantastic opportunity for first-home buyers or savvy investors. Enjoy the convenience of being within walking distance to local shops, primary schools, daycare centres and a bus stop just meters away.

Currently tenanted until early January with a reliable tenant eager to stay on, this home is perfect for those looking for an immediate return on investment.

### Open for Inspection

By Appointment.

#### Property Features:

- \* 3 good sized bedrooms
- \* Open plan living off the kitchen and dining area
- \* Cathedral ceilings with charming, exposed timber beams in the living room
- \* Updated bathroom
- \* Spacious, paved outdoor living area - perfect for entertaining
- \* Garden shed for additional storage
- \* Ceiling fans and security screens throughout
- \* Single carport with extra off-street parking

You won't find better value and convenience in such a sought-after location, whether you're starting out or adding to your portfolio.

#### 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."

#### Listed By

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