



# FOR SALE

## PRICE AND POSITION

18 Claudia Cct, Kallangur

The owners of this wonderful property have decided to sell as they have outgrown it. We are proud to present this to a lucky buyer with the opportunity of a lifetime to secure their new family home.

It will be sure to suit the most astute purchaser in today's market.

Situated in a quiet location at the end of the circuit, that's within walking distance to Dakabin train station, both primary and secondary schools, day-care and local shopping complex, the new Woolworths on Alma Rd/ Old Gympie Road and not very far from the new University.

You will be very surprised by the size of this property. Large 533sqm block with side access.

This property represents great value and buying with features including:

- \* 4 good size bedrooms with built ins - Main has walk in robe and ensuite
- \* 1 family bathroom
- \* Ducted air-conditioning
- \* Good size kitchen with Gas cooking and Stone bench tops. Space for double door fridge
- \* Laundry
- \* Smart Air ducted Air conditioning
- \* 3 living area which includes a home theatre
- \* NBN
- \* Instant gas hot water system
- \* Separate toilet
- \* Large covered Patio
- \* Double smart controlled garage with ducted air conditioning
- \* 5000lt Water tank

The central hub of the home is the large kitchen with an abundance of bench space for meal prep, cupboards for storage and stainless-steel appliances. Well positioned you will be able to keep your eye on the kids while playing inside or still in view with friends when entertaining. Spilling out from the inside of the home is the huge covered entertaining area which overlooks the fully fenced 533m2 block complete with side access. Comprising of four bedrooms with built-in wardrobes, master with walk-in robe and ensuite, 3 living areas will provide all the space needed for the growing family. With year-round comfort provided by Air Smart zoned ducted air-

4 BED | 2 BATH | 2 CAR

PRICE:

\$439000 - \$459.000

OPEN FOR INSPECTION:

N/A



**Beverley Gibbons**

**0420807083**

beverley.gibbons@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



ALL ROOM SIZES ARE AN ESTIMATE ONLY.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.