



# SOLD

## UNDER CONTRACT !

First Last or Investment this house ticks all the boxes and more. The Neighbours tell me it's the friendliest and best street in Kallangur and I'm inclined to believe them from what I have seen. This house has been loved and cared for by the last owners for over 13 years and it really shows. The current owners are only leaving due to work relocation otherwise they would be happy to stay for another 13 years or more.

Some of the features

- \* 3 Bedrooms.
  - \* Modern Kitchen.
  - \* Multiple Living Areas.
  - \* Modern Bathroom.
  - \* Air Conditioner (5kW)
  - \* Solar Power 3.5kW Save \$\$\$\$.
  - \* Solar Hot Water Save \$\$\$\$.
  - \* Fruit and Veg Gardens.
  - \* Large Powered Shed.
  - \* Water tank and Irrigation Systems.
  - \* Outside Covered Entertaining Area.
  - \* Concrete Driveway.
  - \* Cat Enclosure.
  - \* Extremely Quiet Street.(No Traffic)
- And Lots More.

Yes this very tidy property is located close to everything inc public transport, schools, shops and anything else you could wish for. Investing or nesting I promise you will not be disappointed with this house.

If you are quick you could be living in and enjoying this house by Christmas.

Owners have said bring all offers to them for review and hope the new owners love the house as much as they did.

Estimate Price Range similar properties in this area depending on quality.

LOW MID HIGH

\$485k \$565k \$645k

Last Quarterly Council Rates and Charges \$425.85

3 BED | 1 BATH | 1 CAR

PRICE:  
\$545,000

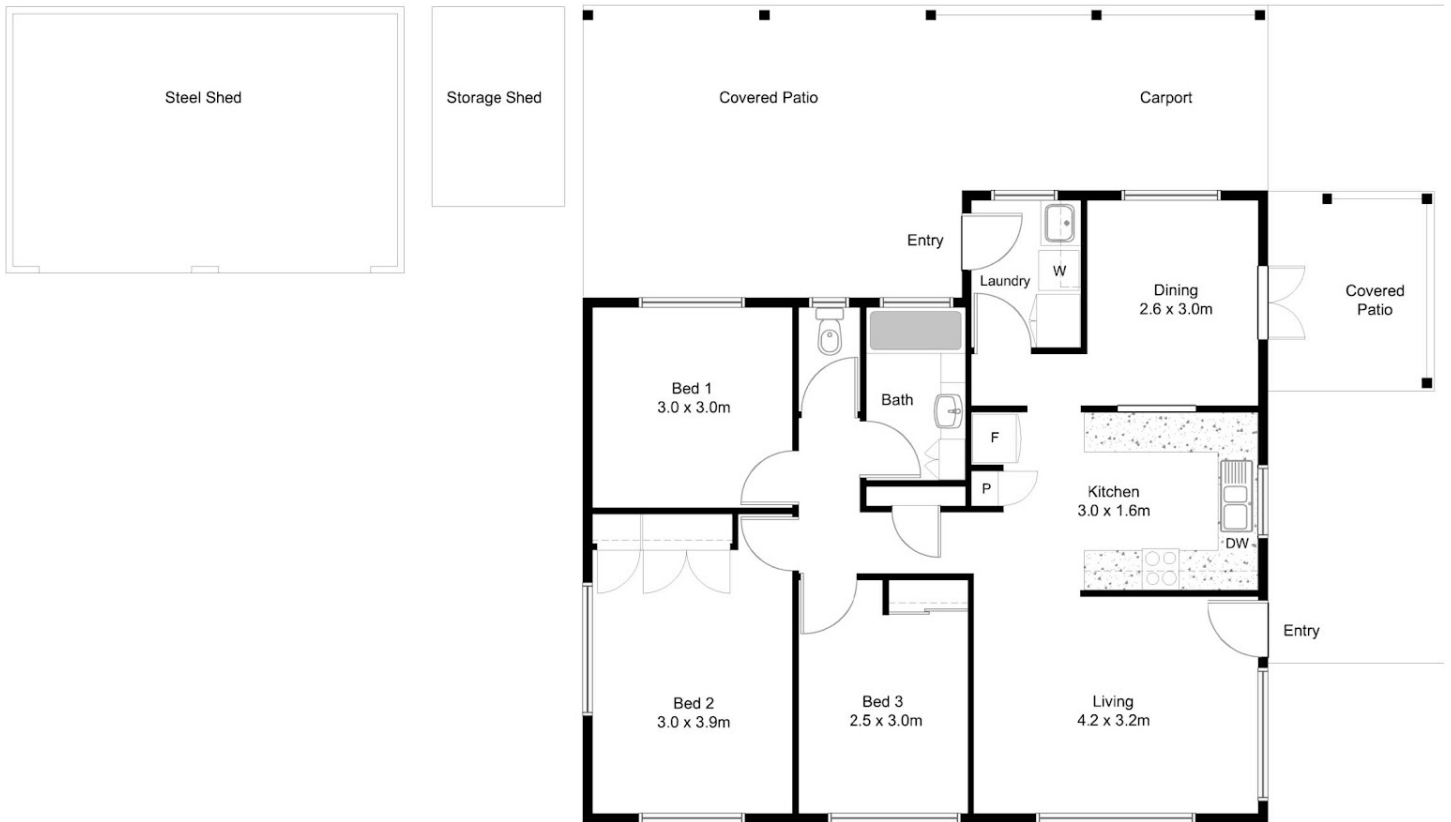
OPEN FOR INSPECTION:  
N/A



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**15 Lyndon Street Kallangur**

This floor plan including furniture, fixture measurements are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this property. We give no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

FLOOR AREA	83.1 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>83.1 m<sup>2</sup></b>

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.