



**SOLD**

## TOO GOOD TO LET PASS YOU BY!

Discover urban convenience in this well-positioned 2-bedroom unit, nestled in the heart of Caboolture's thriving Station Street precinct. Just moments from the pulse of this growing regional hub, this residence presents an ideal opportunity for both homeowners and astute investors.

This modern unit offers a practical floor plan with two comfortable bedrooms (both with ceiling fans), and spacious air-conditioned lounge and a well-appointed bathroom including laundry. The convenience of a dedicated carport ensures your vehicle is always safely accommodated. Located in a boutique complex of only 13 units, this property strikes the perfect balance between community living and private sanctuary.

The strategic location puts you at the centre of everything Caboolture has to offer:

- Walking distance to Caboolture Railway Station with regular services to Brisbane CBD
- Easy access to the Bruce Highway for commuters
- Minutes to Caboolture Hub featuring library, art gallery, and community spaces
- Close to shopping centres and medical facilities
- Short drive to the scenic Centenary Lakes parklands

Caboolture's educational excellence is evident in its variety of schooling options:

- Multiple state primary schools including Caboolture State School and Caboolture East State School
- Well-regarded private options such as St Peter's Catholic Primary School
- Secondary education choices including Caboolture State High School, St Columban's College and Grace Lutheran College.

The suburb's impressive array of amenities caters to all lifestyles:

- Vibrant Caboolture Country Markets every Sunday during winter
- Historical Village showcasing the region's rich heritage
- Caboolture Regional Art Gallery hosting international standard exhibitions
- Extensive sporting facilities at Caboolture Sports Complex
- Regular community events and festivals throughout the year

For the outdoor enthusiast, Caboolture offers an abundance of recreational opportunities. The beautiful Centenary Lakes provides a perfect setting for weekend picnics, while the nearby

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$361,200

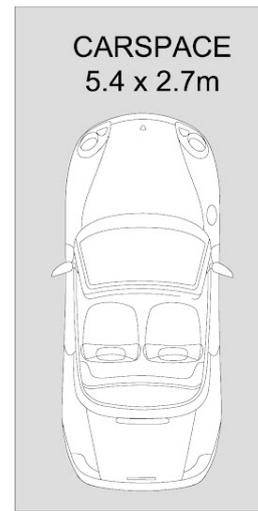
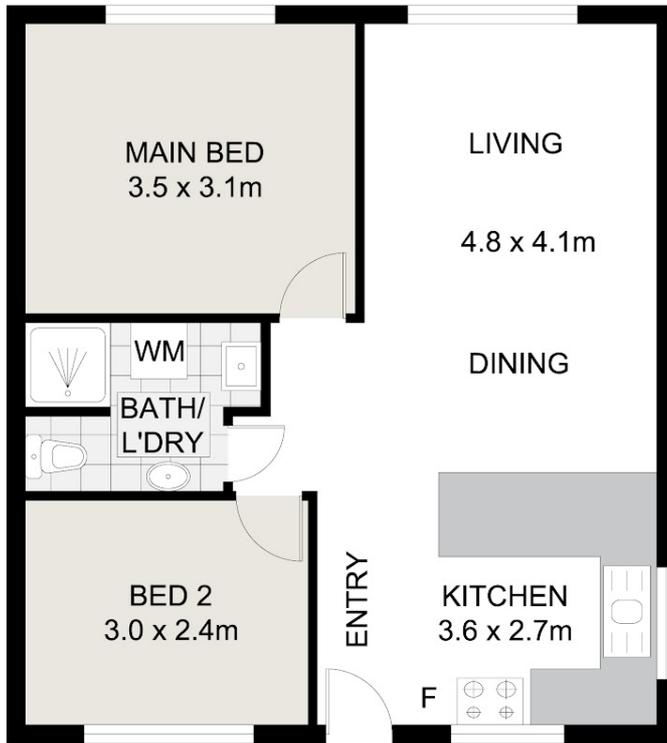
**OPEN FOR INSPECTION:**  
N/A



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Produced by Anki & Co for illustrative purposes only. Scale in metres, indicative only.  
Dimensions are approximate. Anki & Co cannot guarantee its accuracy and interested persons should rely on their own enquiries.



INT : 50.25m<sup>2</sup>  
CAR SPACE : 14.58m<sup>2</sup>  
TOTAL : 64.83m<sup>2</sup>

## 13/7 Station Street, Caboolture

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.