

11 BOTTLE BRUSH COURT, KALLANGUR, QLD, 4503



SOLD

SOLD BY JOE HAWES - BRISBANE PROPERTY PARTNERS

Spacious & Level with 2 Living Areas - Large Yard!

Resting peacefully on a generous 675 square-metre block in popular Kallangur, this tidy and original 3-bedroom residence presents a fabulous opportunity!

Boasting soaring raked ceilings, two spacious living areas and an expansive yard with patio, this functional home ensures comfort, practicality and great potential for years to come for owner-occupiers, or a solid rental return for astute investors, with excellent tenants currently in place.

The property's tranquil cul-de-sac location puts residents conveniently close to schools, parks, shopping village and train station, with good access to M1 and transport corridors.

Features include:

- *Smartly designed, neat and spacious low-set residence with no stairs
- *Large combined living/dining room opens to a private front patio
- *Open-plan central meals area, original kitchen, raked ceilings
- *Spacious second living/lounge/rumpus room with air conditioning
- *Perfect front-to-north aspect captures summer breezes, and winter sun
- *3 generous bedrooms, 2 with air conditioning, 1 with bathroom access
- *Fully fitted wardrobes with shelving, hanging space, ceiling fans
- *3-way bathroom with separate toilet and vanity; newly tiled shower enclosure; internal laundry
- *Spacious, covered and private entertainment area, great for BBQs and entertaining
- *Fully fenced, level yard, ideal for kids and pets; garden shed; 3kW solar power system
- *Near-flat 675sqm allotment, with scope for pool/shed/house extensions (STCA)
- *Excellent potential for those seeking to personalise, improve and add capital value
- *Great opportunity for families/homebuyers/retirees, and/or an ideal investment
- *Current tenancy expiring late April 2026. Inspection is a must!

LOCATION:

- *Walk to Kallangur Shopping Village, Kallangur State School, Jim Akers Park/Playground
- *Convenient to Kallangur/Dakabin train stations, Dakabin State Schools

3 BED | 1 BATH | 1 CAR

PRICE:
\$875,000

OPEN FOR INSPECTION:
N/A



Joe Hawes
0405045381
brisbanep@atrealty.com.au
www.atrealty.com.au



FLOOR PLAN

11 Bottle Brush Ct, Kallangur QLD 4503

Whilst every attempt has been made to ensure the accuracy of the floor plan, this plan is for illustrative purposes only. All dimensions and fittings are approximate. PLAN BY SOLDPHOTOGRAPHY.COM.AU

INTERIOR: 114.1 sqm
 EXTERIOR: 59.5 sqm
 APPROX TOTAL: 173.6 sqm
 LAND: 675m2



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.