

**48 ANDRACIA STREET, Kallangur, Qld 4503**



**Sold House**

Friday, 25 August 2023

48 ANDRACIA STREET, Kallangur, Qld 4503

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 608 m2**

**Type: House**

## Contact agent

Positioned on a corner block, this family home offers both calmness and convenience. Within walking distance to playgrounds, Westfield Northlakes, and amenities, it's ideally located for modern living. Privacy is ensured by the corner block position and parkland views. Effortless commuting is possible with nearby train and bus access. The spacious kitchen features a walk-in pantry, perfect for culinary enthusiasts. Stay comfortable year-round with air conditioning and ceiling fans throughout. Your safety is paramount with security screens on every window and sliding door. The property offers ample parking with a 2-car garage and storage underneath. An extra single-car garage with an adjoining toilet serves as a workshop or versatile spare room. Enjoy outdoor bliss with a large grassed area for kids and pets. Three-sided decking and verandah's provide a space to relax and relish the surroundings. Features: -608m<sup>2</sup> fully fenced corner block - Large grassed yard - Linen cupboard - Good sized walk in pantry - All bedrooms have ceiling fans - Reverse cycle air conditioning in the master bedroom and living area - Timber floors throughout - Fibre To The Premise (FTTP) NBN - Additional garage or workshop with a spare toilet - perfect to turn into a master with ensuite later on - Deck and verandah on 3 sides - Four new smoke alarms

Distance to: - Westfield North Lakes: 2.5km (2.3km if you walk the scenic path behind the house) - Costco: 8.2km - Woolworths Kallangur: 1.6km - Coles Mango Hill: 2.8km - Kallangur State School: 2.2km - Murrumba State Secondary College: 2.9km - Murrumba Downs Train Station: 1.8km - 680 bus stop: 600m - Short walking distance to two different playgrounds (one at the end of the street)

Embrace a lifestyle of convenience and tranquillity in this ideal family or first buyer home. Don't miss the chance - contact to schedule a private viewing today!