

**77 Ascot Crescent, Kallangur, Qld 4503**



**House For Sale**

Thursday, 15 February 2024

77 Ascot Crescent, Kallangur, Qld 4503

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 639 m2**

**Type: House**



Dwight Colbert

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## For Sale

This low-set home offers an appealing and ease of open plan living in a quiet location in this sought-after pocket of Kallangur neighbouring endless parkland and walkways. If you are a first home buyer, young families and/or investor, and an inspection is highly recommended to place on your inspection list. Spacious and appealing floor plan with two living areas, four good sized bedrooms, two bathrooms and double lock up garage with ample storage on a 639m<sup>2</sup> block with a 19.6 mtr frontage. A snapshot of features bound to impress: \* Tiled entry way into spacious open plan living areas\* Great sized practical kitchen with ample storage cupboards and preparation space with quality appliances\* Queen sized main bedroom with built-in-wardrobe and ceiling fan\* Ensuite with shower recess, vanity, mirror and toilet\* Three additional good sized bedrooms with built-in-wardrobes and ceiling fans\* Main bathroom with shower recess, bath-tub, vanity and mirror\* Linen storage\* Separate internal laundry with direct access out to the side\* Secure double car accomodation with remote access\* Low maintenance flood free 639m<sup>2</sup> block\* NBN connection\* Plus much more! Additional Information: \* Rates \$534.47 per quarter\* Water \$490.76 per quarter approx. (based on consumption)\* Currently rented with great tenants at \$625/week until 7th March 2024 Set within a sought after and thriving Kallangur location with short commute to rail and other local amenities, easy access to the Motorways and is an opportunity not to be missed and only by an inspection can one truly appreciate all that this home has to offer. For further enquiry or to arrange your private viewing, please contact Dwight Colbert. We look forward to meeting you at 77 Ascot Crescent in Kallangur.