

# 8 Birchgrove Crescent, Kallangur, Qld 4503

NICHOLL&YOUNG

## Sold House

Saturday, 3 February 2024

8 Birchgrove Crescent, Kallangur, Qld 4503

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 662 m2**

**Type: House**



Ollie Lehmann

0456879703

**\$647,111**

Introducing a truly remarkable property brought to you by Nicholl & Young Property – presenting 8 Birchgrove Crescent, Kallangur. Nestled in the heart of Kallangur, this 3-bedroom, 1-bathroom, 1-carport and or office home on 662m<sup>2</sup> is a low-set brick gem set on a highly sought-after corner block bound to capture your attention. The layout is not just practical; it's an invitation to a lifestyle of comfort and spacious living. The living and dining area exudes warmth, charm, and a sense of homeliness, creating the perfect atmosphere for family gatherings or quiet evenings. 3rd room functions as a study but can be turned into a bedroom. The heart of this home is its well-designed kitchen. Prepare dinners with ease while enjoying the welcoming ambiance of the space. Each of the three generously-sized bedrooms comes equipped with built-in robes, and the 2-way bathroom adds convenience to your daily routine. Step outside to discover an expansive outdoor haven – a perfect playground for kids or an inviting space for friends and family to congregate. The possibilities are endless; keep it as is or envision a pool, vegetable gardens, and a large shed, creating the ideal setting for cherished memories. But the appeal doesn't stop there. Bob Brock Park is a short walk away with top facilities for young athletes. Public transport is a stone's throw away, with Dakabin Rail accessible within minutes on foot. Schools like Dakabin State School, Charlotte Mason College, Pinnacle Academic College, and North-pine Christian College are all conveniently located within less than 2.5km, making this property an excellent choice for families or investors. Features that set this property apart:- Set on a large 662m<sup>2</sup> parcel of land!- 3 well-sized bedrooms - Cozy lounge room for family gatherings- Open plan kitchen, family, and dining area- 2-way bathroom- Carport- Ample room for expansion, including a pool and large shed- Situated in the highly sought-after Kallangur area, this home offers not just a residence but a lifestyle. Enjoy proximity to local amenities, excellent connectivity to Brisbane CBD and the Sunshine Coast, and the vibrant community spirit that defines this wonderful neighbourhood. This exceptional property awaits your inspection. Don't miss the chance to make 8 Birchgrove Crescent, Kallangur, your home sweet home. Contact Angelina Sweeney or Ollie Lehmann today to arrange a viewing and secure your place in this thriving and vibrant neighbourhood.