

**1 Evelyn St, Kallangur, QLD, 4503**



**House For Sale**

Monday, 19 August 2024

1 Evelyn St, Kallangur, QLD, 4503

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Superior Kallangur Investment Opportunity!

Welcome to 1 Evelyn Street, Kallangur-a prime investment opportunity with two levels of functional living, featuring a charming sunroom and a spacious backyard. Tenanted until July 2025, this property offers excellent potential for growth and value.

From the front, this expansive home boasts a dual driveway and a stunning facade that exudes curb appeal. As you step through the front door, you're greeted by the downstairs living space, which includes a large living area that opens up to the massive backyard. This level also features a spacious, tiled room that can serve as a rumpus or kids' activity room, or to accommodate additional guests. A well-appointed bathroom services this level, adding convenience and functionality.

Upstairs, the large open-plan living and dining area is bright and airy, enhanced by a fresh coat of paint. With beautiful floorboards and a delightful sunroom, this space is perfect for relaxing and entertaining. It is equipped with a split-system air conditioner and numerous windows, allowing natural light to flood in. The kitchen, just off the living space, features a functional layout, a large pantry, a wall-mounted oven, and a view of the backyard.

The upper level houses three bedrooms, all with carpeted flooring and built-in robes. The master bedroom is a highlight, featuring pendant lighting and an air conditioner for year-round comfort. The family bathroom has been tastefully renovated, offering a bathtub, shower, and stylish vanity.

Outside, the property truly shines with its large block size. The fully fenced private yard provides plenty of grassed area and a large undercover area, perfect for outdoor entertaining.

This property is conveniently located near the train station, major shopping centers, and schools. Situated in an ever-growing suburb, 1 Evelyn Street offers ample space and significant potential for future growth, making it a prime investment opportunity.

### School Catchments:

- Kallangur State School
- Murrumba State Secondary College

### Features:

- Fresh coat of paint in the living areas
- Upgraded bathrooms
- Downstairs fully built in offering separate living quarters
- Three bedrooms upstairs featuring carpeted flooring and built-in robes
- Large fully fenced, grassed backyard
- Undercover outdoor entertaining area

### Location:

- 3 minutes to Kallangur Satellite Hospital and Kallangur Station
- 5 minutes to Kallangur Fair Shopping Centre
- 5 minutes to Murrumba State Secondary College and Castle Hill Village
- 10 minutes to Westfield North Lakes and IKEA
- 20 minutes to Brisbane Airport
- 28 minutes to Brisbane City
- 55 minutes to the Sunshine Coast

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. Due to relevant legislations, a price guide isn't available

for properties being sold without a price or via auction. Websites may filter a property being sold without a price or via auction into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.