

**36 Lloyd Street, Caboolture, Qld 4510**



**House For Sale**

Saturday, 29 June 2024

36 Lloyd Street, Caboolture, Qld 4510

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 467 m2**

**Type: House**



Matt Stone

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## OFFERS OVER \$659,000

The Matt Stone Team is proud to present one of the best Duplex's in the Central Lakes Estate at 36 Lloyd Street, Caboolture. This Duplex is a 4,2,2 and covers a whopping 205m<sup>2</sup> total floor area on a 467m<sup>2</sup> block. It is extremely spacious, well-maintained, low maintenance and ready for you to walk in and start living. 36 Lloyd Street sits right next to recreational parkland (\*check photos out\*) and the location also offers a convenient 5-minute access to the Bruce Highway, a short walk to the Caboolture Hospital, Woolworths and Central Lakes Shopping Precinct and only a stone's throw to the Central Lakes/Reserve parklands. With the generous open floor-plan this property has to offer, a family would be well suited, alternatively, this property would also make an excellent investment! For the investors, this property will rent in the vicinity of \$580 per week in the current rental climate. Key Features of the Property: \* 467m<sup>2</sup> fully fenced Duplex \* Extremely spacious master bedroom with neat and tidy ensuite sporting a huge shower, huge walk-in-robe and air-con \* Three additional well-sized bedrooms with built-in-ropes and brand new ceiling fans \* Whole house FRESHLY PAINTED and NEW CARPET throughout. \* 2x car accommodation (double remote-control lock-up garage with new epoxy flooring) with sliding door access to yard \* 2x neat and tidy bathrooms \* Very well thought out kitchen with an abundance of laminate bench and storage space, electric cooktop and Euromaid dishwasher \* Air-conditioner in main living and master bedroom with ceiling fans in 3x bedrooms \* Beautiful and extremely spacious, open plan off-kitchen living/dining (\*check photos out\*) \* Internal laundry in garage with excellent built in storage and sink \* Features a lovely tiled private outdoor patio \* Very low-maintenance established garden and sizeable fully fenced yard \* Features a small garden shed \* Gas hot water \* Security screens throughout for additional security Situated in Close Proximity to: \* Central Lakes/Parklands/Reserve \* Caboolture Hospital (public & private) \* Local public and private schools \* Woolworths + Central Lakes Shopping Centre precinct \* Coffee Club \* Doctors' offices \* Dentists' offices \* Pharmacies \* Aged care facilities \* Child-care facilities This Property Enjoys a Convenient Location Near Various Public and Private Schools, Including: \* St Columban's College \* Australian Christian College - Moreton \* Caboolture State High School \* Caboolture State School \* Tullawong State High School \* Tullawong State School \* St Peters Primary School \* Pumicestone State School \* Grace Lutheran College - Caboolture Campus \* St Paul's Lutheran Primary School With an array of educational options in the vicinity, families can easily choose the ideal schooling for their children. Chat With Matt to seize with both hands this exceptional opportunity on 0424 535 703