

**38 Benham Avenue, Kallangur, QLD, 4503**



**House For Sale**

Monday, 19 August 2024

38 Benham Avenue, Kallangur, QLD, 4503

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ryan Suhle

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## Stunning Family Home with Modern Features

Welcome to 38 Benham Ave, Kallangur-a beautifully designed family home offering the perfect blend of modern style and comfortable living. This property boasts an open-plan living area, combining the living, dining, and kitchen spaces seamlessly. Enjoy the convenience of a ceiling fan in the living area, and a spacious kitchen featuring stone benchtops, an island bench, a striking herringbone-tiled splashback, 90cm electric appliances, and a walk-in pantry.

The living area is filled with natural light, thanks to a large highlight window, and opens up to a covered patio through stacker doors. The dining area also offers access to the patio, making it perfect for indoor-outdoor entertaining. The covered, tiled patio includes a ceiling outdoor fan, providing comfort during warmer months, and overlooks a large, low-maintenance grassed backyard complete with a shed.

This home features four additional carpeted bedrooms, each with built-in robes and ceiling fans, ensuring ample space and comfort for the whole family. The master bedroom is a true retreat, featuring a walk-in robe and an ensuite with a large shower and double vanity. The main bathroom includes a single vanity, bathtub, and separate shower, catering to the needs of a busy family.

Additional highlights of this property include an internal laundry, a double car garage, and ducted air conditioning throughout, ensuring year-round comfort.

Don't miss the opportunity to make 38 Benham Ave your new home. Contact us today to arrange a viewing!

### Key Features:

- Tiled open-plan living, dining, and kitchen area with ceiling fan.
- Kitchen with stone benchtops, island bench, herringbone-tiled splashback, 90cm electric appliances, and walk-in pantry.
- Living area with large highlight window and stacker doors opening to a covered patio.
- Dining area with stacker doors opening to the patio.
- Covered, tiled patio with ceiling outdoor fan.
- Large, low-maintenance grassed backyard with a shed.
- Four additional carpeted bedrooms, each with built-in robes and ceiling fans.
- Master bedroom with walk-in robe and ensuite featuring a large shower and double vanity.
- Main bathroom with single vanity, bathtub, and separate shower.
- Internal laundry.
- Double car garage.
- Ducted air conditioning throughout.
- Situated on 472m<sup>2</sup> block.
- Approximate build year: 2018.
- Rental appraisal: \$750 - \$785 per week, unfurnished.

### Local Schools:

Dakabin State School  
Dakabin State High School

### Short drive to:

Kallangur Train Station  
Murrumba Downs Train Station  
Sports and Recreation Reserve  
Murrumba Downs Shopping Precinct  
IGA Castle Hill

Distances:

Westfield & IKEA North Lakes approx. 10 min drive

Brisbane CBD approx 40 min drive

Brisbane Airport approx 25 mins

Sunshine Coast approx 55 min drive

Don't miss out on this extraordinary property. Embrace a lifestyle of comfort, relaxation, and entertainment in this remarkable home. Contact Ryan Suhle at 0427 706 699 to arrange a private inspection and secure your piece of paradise today!

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