



Unit 47, 1 Ashley Ct, Kallangur



## PRIME OPPORTUNITY NEAR MAJOR GROWTH AREA

Unlock the potential of this prime property, strategically located just a 10-minute walk or 4-minute drive to the bustling Petrie Railway Hub with easy access to Redcliffe, Brisbane CBD, the Northern Suburbs, and the Sunshine Coast. While the University of Sunshine Coast - Moreton Campus in the heart of Petrie plus The Mill @ Moreton play space are only 5 min's away. With projections indicating a doubling of the university's intake and the promise of hosting boxing events for the 2032 Olympics with seating for 7000, this locale offers not just convenience but also immense growth potential.

This 3 bedroom, 2/1/2 bathroom Townhouse is located in a peaceful Cul-de-Sac and is an ideal property for investors, young families or first home buyers looking to get into the property market at entry level. Buy now, as the value of properties in the area will continue to grow.

### KEY PROPERTY HIGHLIGHTS:

#### 2nd Level

- 3 Spacious Bedrooms: Featuring built-in robes and fans for comfort and convenience.
- Luxurious Main Bedroom: Complete with ensuite and air conditioning for ultimate relaxation.
- Family Bathroom: Offering a separate shower and bath for added convenience.

🛏 3 🚿 2 🚿 2 📏 142 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	330
<b>Land Area</b>	142 m <sup>2</sup>

### Agent Details

Narelle Cordaro - 0466 683 684

### Office Details

All Around Realty Pty Ltd  
0466 683 684



- Ample Storage: Ensuring clutter-free living.
- Carpeted Throughout: Providing warmth and comfort underfoot.

#### Ground Level:

- Air conditioned Open-Plan Living for year-round comfort, leading seamlessly to the private courtyard.
- Modern Well-Equipped Kitchen featuring a pantry and dishwasher
- Separate Dining Area, Ideal for hosting gatherings and creating lasting memories.
- Convenient Amenities Including an internal laundry and additional 3rd toilet for practical living.
- Modern Upgrades, NEW fans and LED lighting throughout, plus security screens for peace of mind.
- Secure Parking with remote garage providing internal access.
- Privacy is assured with high fencing surrounding the property.

#### Additional Benefits:

Family-Friendly Amenities with the award winning The Mill @ Moreton Bay play space and Water Park are just minutes away. While only an 8-minute drive to Northlakes, Costco, and the Bruce Highway, with schools, medical services, and daycare centres within walking distance.

**PLEASE NOTE:** This property is CURRENTLY tenanted until September with an attractive rental income generating \$475.00 per week.

This property presents an unparalleled opportunity for investors, young families, or first-time buyers to enter the property market. Don't miss out on this exceptional offering.

Contact Narelle Cordaro from All Around Realty on 0466 683 684 today to explore this property further and arrange an inspection. Opportunity awaits!

**NOTE:** This property is CURRENTLY TENANTED therefore 24 hours' notice is required.

Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, All Around Realty PTY LTD and Narelle Cordaro, will not be held liable (financially or otherwise) for any errors or omissions relating to the property, contents and/or facilities in the property or complex. All interested parties should rely upon their own investigations to determine whether the property is suitable for their needs and all contents and facilities are present.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.