

**9/106 Ann Street, Kallangur, Qld 4503**

**Townhouse For Sale**

Tuesday, 14 January 2025

9/106 Ann Street, Kallangur, Qld 4503

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 130 m2**

**Type: Townhouse**



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## For Sale By Negotiation

Perfect for First Home Buyers and Investors – Your New Townhouse Awaits! Welcome to 9/106 Ann Street, Kallangur – a townhouse that ticks all the boxes for first home buyers and savvy investors looking for a fantastic opportunity in a great location. With modern features, low-maintenance living, and a pet-friendly complex, this property is move-in ready and waiting for you to make it your own. This townhouse offers you the space and comfort you've been searching for. With 3 spacious bedrooms, you'll enjoy plenty of room to unwind. The open plan living, dining, and kitchen create a perfect space for family gatherings or entertaining friends. New carpets and ceiling fans throughout ensure a comfortable living environment, while the air-conditioning in the master bedroom and ensuite guarantees a restful night's sleep, no matter the season. Investors, this property is perfect for you too. With low body corporate fees of just \$2500 per year, it offers an excellent rental return potential (\$540 to \$560 per week). The convenient location and low-maintenance design will appeal to a broad range of tenants, making this a solid addition to your property portfolio.

**Best Features:**

- 3 Bedrooms – Spacious and light-filled, with new carpets and ceiling fans throughout.
- 2.5 Bathrooms – Master bedroom includes an ensuite for added convenience and privacy.
- Open Plan Living, Dining & Kitchen – Modern and functional, perfect for entertaining or family living.
- Air Conditioning in the Master Bedroom and Living area – Stay comfortable year-round.
- Pet-Friendly Complex – Bring your furry friends along!
- Decent Garden – Ideal for enjoying outdoor space without the hassle of excessive upkeep.
- Low Body Corporate Fees – Only \$2500 per year, keeping costs manageable.
- Council Rates: \$480.00 per quarter
- Water Rates: ~ \$400.00 per quarter
- Rental Return: \$540 To \$560 per week

Not only is this townhouse an amazing place to live, but it's also part of a well-maintained, friendly complex. Whether you're a first home buyer taking the leap into property ownership or an investor looking for a low-maintenance, high-return opportunity, this property offers everything you need and more. The location is second to none, with local amenities, transport options, and schools all within easy reach. Whether you're enjoying quiet time at home or exploring the nearby parks and shopping precincts, everything is close by to make life easier and more enjoyable. Don't wait—opportunities like this don't come around often. Whether you're ready to move in now or looking for your next investment, 9/106 Ann Street, Kallangur is the perfect choice for you. Call today to arrange an inspection and see for yourself why this townhouse is a must-see.