



24 Frances Court Kallangur QLD

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Location, Location, Location - Positioned in the quiet and family friendly Butterfly Ridge Estate this one is a must see of the savvy investor and smart owner occupier. Shops, playgrounds, schools, public transport, parkland and km's of walking tracks are all located nearby.

The home sits in a small cul-de-sac, is well kept, and offers large bedrooms and a safe and secure backyard. Investors can expect a rental return of \$415 per week and an owner-occupier can enjoy a lovely and well planned modern family home.

The home features:

- Open plan lounge, dining and kitchen with reverse cycle air conditioner. This space is light and bright and flows to the outdoor entertainment area.

Land Size : 411 sqm

View : <https://www.lizmcleanproperty.com.au/sale/qld/city-north/kallangur/residential/house/5935601>



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Floor plans are for illustration purposes only. Measurements are in metres and are approximate.

INTERNAL AREA - 130m²
GARAGE AREA - 21m²
EXTERNAL AREA - 34m²
TOTAL AREA - 187m²