



**SOLD**

## YOUR FUTURE AWAITS IN THIS SPACIOUS BEAUTY.

Sold in 8 days - Multiple offers

Representing the ultimate in relaxed family style living number 9 going to knock your socks off.

Situated on a raised corner block, in a quiet neighbourhood with views to take in the gentle breezes. This solidly built AV Jennings home is energy efficiency, with Roof Batt Insulation, Insulated outdoor area, 5000l rainwater tank, Solar hot water and an expandable solar power all working to reduce your energy costs

This family-friendly entertainer offers a unique opportunity for the First Home Buyer, Young Couple or Downsizer, even the Investor. Sitting on an Elevated but significant 700sm block, solid in structure and uniquely spacious this home has everything you could wish for and a whole lot more.

With light filled spaces, and an expansive open plan design, centred around the large modern kitchen, boasting three bedrooms separate from the living area, this home has space. Two different living areas as well as a large insulated undercover entertainment area offering plenty of space to work, play and unwind. The open plan kitchen serves as the centre of the home, Connecting the family room on one side to the Dining - Lounge room at the front, easy access via the Huge Glass Slider to the complete outdoor entertainment area.

The outside area is magnificent, fully fenced, low fuss, secure with a green outlook. Plenty of room for the kids to play on the green or in the shade under the huge undercover patio. The backyard features a Large Water Tank and 2nd Clothesline, along with the garden shed which offers extra storage, behind the side gate is room for a trailer. Security screens on all doors and windows, along with awnings make this home a secure home. Curtains and blinds throughout the home make this house that you will want to call home.

There are way too many special features here to list, along with the central location, there is easy access to the major shopping precincts found in and around North Lakes, Dakabin and Kallangur railway stations, schools, sports facilities. Everything is close.

The current owners are reluctant to sell, but new adventures call them.

**3 BED | 2 BATH | 0 CAR**

**PRICE:**  
\$445,000

**OPEN FOR INSPECTION:**  
N/A



**Ian Partridge**  
**0415733349**

ianpartridge@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT : 140.07m<sup>2</sup>  
 EXT : 37.09m<sup>2</sup>  
 GARAGE/SHED : 37.12m<sup>2</sup>

## 9 Gunsynd Drive, Dakabin

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.