



**SOLD**

## PERFECT OPPORTUNITY AWAITS!

I am proud to present to the market this centrally located Duplex in Morayfield. No Body Corporate Fees and your very own large back yard. Room for a caravan, a pool and all those family gatherings. The Solar system on the roof will cut down your electricity bills making life just that bit easier. Centrally located as it is only a short stroll up Michael Ave to the Shops, Schools, Businesses and a bus stop just around the corner.

### The Home

- \* 3 bedrooms fans, 2 with mirrored BIW
- \* A modern and spacious bathroom central to the house
- \* A new kitchen with Island bench, new stove, water filtration system, self close cupboards & plenty of pot draws too
- \* Open plan dining/lounge with a huge split-system air-conditioner
- \* Internal laundry in the garage
- \* Single lock up garage with A/C unit, maybe a new family room?
- \* Smoke alarm compliant
- \* 6kw Solar System with 19 panels, big \$\$\$\$ savings
- \* Security screens throughout
- \* Electric hot water system
- \* Built in 1995
- \* Concrete entertaining area
- \* Colourbond garden shed for dads tools
- \* Currently vacant, comes with a rental appraisal of \$400 to \$420 p/w
- \* Unit 1 is owner occupied

This property needs a little loving but the positives really shine in this duplex. The location is great, the size is great, this property could be just what you have been looking for. Call Mal today on 0429 535 197 for a private viewing or come along to the next Open Home.

Whilst every precaution has been taken to establish the accuracy of the material herein, prospective purchasers should not confine themselves to the contents but make their own inquiries to satisfy themselves in all aspects. All parties are urged to seek legal advice before entering into any contract regarding the property described herein.

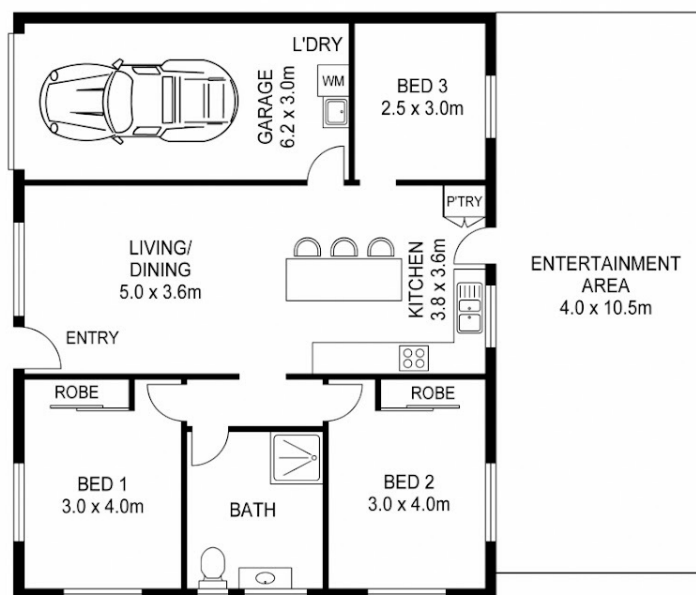
**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$392,500**

**OPEN FOR INSPECTION:**  
**N/A**



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APPROX FLOOR AREA : 143m<sup>2</sup>



For illustrative purposes only. Not an engineering plan.

Whilst all effort is taken to be correct, this plan may contain inaccuracies or omissions and should be used only as a guide. No representations are made as to the condition, operability or legal status of anything depicted.

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.