



FOR SALE

TIDY, SPACIOUS AND IN A CRACKING LOCATION!

Set on a generous 634m² block, this lowset brick veneer home offers comfort, practicality and plenty of space for the tools, toys and projects in your life. It's an easy-care package in a convenient location.

Inside, the carpeted lounge is a relaxed place to unwind, with air-conditioning and a ceiling fan keeping you comfortable all year round. Three bedrooms offer flexibility for families, guests or a home office. Two have built-in robes, and the main also has a ceiling fan. The bathroom serves the home simply and efficiently.

Outside is where this property really stands out. Two large sheds give you room for a workshop, storage, a trailer or a growing hobby. A single lock-up garage, with the laundry tucked neatly inside, plus a single carport means there's cover for your vehicles too. The low-maintenance gardens let you spend weekends enjoying the yard rather than working on it. The renovated tile roof also adds peace of mind.

Features at a glance:

- 3 bedrooms (2 with built-in robes, main with fan)
- 1 bathroom and separate toilet
- Air-conditioned lounge with ceiling fan
- Carpet in bedrooms and lounge
- Single garage with internal laundry, plus single carport
- 2 large sheds
- Renovated tile roof
- 634m² block with low-maintenance gardens

You're close to local shops, restaurants, schools and public transport, so everyday life is easy. Whether you're a first home buyer, downsizer or investor, 83 Duffield Road is well worth a look. Don't miss your chance to inspect!

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or

3 BED | 1 BATH | 2 CAR

PRICE:

Offers over \$799,000

OPEN FOR INSPECTION:

Oct 24 at 10:00am - 10:30am

Oct 24 at 1:00pm - 1:30pm

Oct 25 at 10:00am - 11:00am



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83 DUFFIELD ROAD, KALLANGUR

DISCLAIMER:

PLAN SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES

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.