



Duffy, 3 Kallara Close

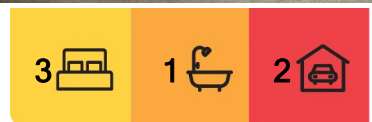
Comfort and Convenience in Duffy

Auction Location: On Site

Welcome to 3 Kallara Close Duffy the perfect opportunity for families, young couples, first home buyers, and investors alike to secure their slice of paradise.

Upon entering, you'll be greeted by a spacious foyer leading to a well-appointed hallway. To the left, you'll discover the central hub of the home - a comfortable lounge, dining, and kitchen area, perfect for relaxation and entertaining guests. On the right, you'll find the tranquil bedrooms, a convenient bathroom, and a dedicated laundry room.

Each bedroom is equipped with built-in robes, providing ample storage space for your belongings. The bathroom features a shower over the bath, complemented by a separate toilet and a designated laundry area.



For Sale

Auction: Saturday 13th April, On Site at 10:00am

View

ljhooker.com.au/1T8KFMF

Contact

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EER ★★★★★



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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The seamless transition from the lounge and dining area leads to the outdoor entertainment space, offering an ideal setting to enjoy the outdoors. Outside, you'll find lush fruit trees and expansive grounds, providing ample space for recreation and relaxation. Additionally, a double automatic garage ensures secure parking for your vehicles.

Features;

- *Inviting three-bedroom brick home on a single level
- *Master bedroom featuring wall to wall built-in wardrobes
- *Two additional bedrooms with built-in wardrobes
- *Bathroom with shower over bath, separate toilet
- *Spacious kitchen equipped with Bosch appliances, double-drawer Fisher & Paykel dishwasher, and ample pantry space
- *Open-plan lounge and meals area with seamless access to the deck
- *Separate laundry with external access
- *Daikin reverse cycle ducted heating and cooling system —installed in 2021
- *Expansive elevated and covered rear deck
- *Double automatic garage —new roller doors installed in 2022
- *New driveway gate and fence completed in 2022
- *Full roof restoration completed in 2023
- *Mature front and rear gardens adorned with fruit trees
- *Block: 747sqm approx.
- *Living Area: 107sqm approx.
- *Year Built: 1974
- *250m to Burdekin Street Playground
- *850m to Duffy Shops

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More About this Property

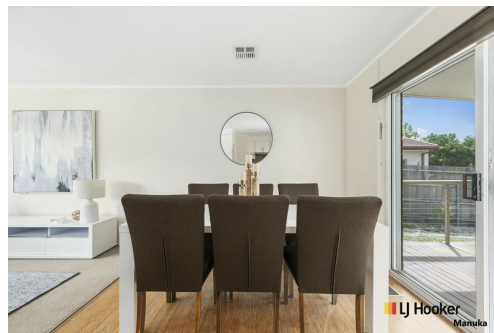
Property ID	1T8KFMF
Property Type	House
Land Area	747 m²
EER	1
Including	Deck Built-in-Robes Liveability

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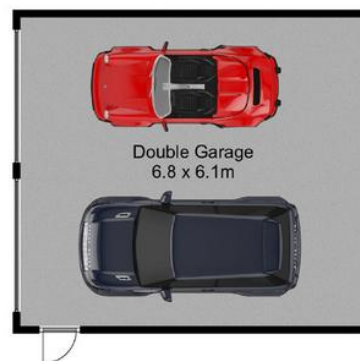
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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.