







40/72-78 Duffield Road, Kallangur

Chic Modern Townhome - Ground Level Master Suite - Open Home Saturday!!

With a unique ground level master suite and a wonderful position at the rear of the complex, this beautifully appointed and freshly painted townhome (north facing) will appeal to a buyer wanting something bigger, better and a whole lot different than the average.

The floorplan includes a spacious living/dining area, a contemporary kitchen with an abundance of bench space, 3 bedrooms including an ultra-desirable ground level master suite and two quality bathrooms (including an ensuite). The covered alfresco area can accommodate an outdoor lounge or table and overlooks the sizeable backyard, perfect for families, pets and avid gardeners.

Owner occupied and meticulously presented, recent improvements include a fresh white paint palette (inside and out), quality carpet and plank flooring, air-conditioning, new wardrobe doors, tapware, toilets, black out blinds, electrical switches, window tinting and fencing. The home is ready to move into or rent out immediately.

Set in a quiet position, towards the rear of the complex, the townhome

3 2 1

FOR SALE
Offers over $780,000

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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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is within walking distance of the retail heart of Kallangur (medical centre, Woolworths, specialty stores and cafes) and is just an easy 10-minute walk from Kallangur train station. Westfield North Lakes is 10 minutes away and provides the ultimate retail and dining experience (including IKEA). Being a family friendly location, there are a variety of excellent public and private schools within a convenient distance of the home and the University of Sunshine Coast campus is within a 10-minute drive.

Act promptly to avoid disappointment...there is so much to love.

Special Features Include-

- A well-presented contemporary townhouse within a tightly held pet friendly complex (Subject to Body Corporate Approval)
- Recent upgrades include a fresh white paint palette (inside and out), quality carpet and plank flooring, air-conditioning, new wardrobe doors, tapware, toilets, blackout blinds, switches, window tinting and fencing
- The spacious open plan living/dining area flows to a covered alfresco area and backyard. This is the perfect easy-care space for entertaining, relaxing or just enjoying your own private outdoor space.
- The well-appointed kitchen is the social hub of the home and interacts seamlessly with the living/dining area. It provides a breakfast bar, excellent storage and quality appliances.
- 3 large built-in bedrooms including a ground level master suite (perfect for those trying to avoid stairs).
- 2.5 bathrooms incorporating downstairs powder room, family bathroom upstairs and an ensuite to the master bedroom
- Sought after single remote garage with internal access, plus plenty of visitor parks within the complex
- Separate internal laundry
- This townhouse boasts a lovely quiet position at the rear of the complex
- Reasonable body corporate fees

For further information or to arrange your inspection, please contact DANIEL WATERS.

Key Details:
Year Built: Circa 2005
Council Rates: Approx. $521.40 per quarter
Body Corporate Fees: Approx. $1,108.97 per quarter
Sinking Fund Balance: Approx. $124,604
Rental Return: $600-625 per week
Townhomes in Complex: 47
Building and Pest Report: Yes, available to buyers who attend open home
School Catchments: Kallangur State School & Murrumba State High School

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MORE DETAILS

Property ID	3C74F1R
Property Type	Townhouse
Land Area	138 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Dishwasher
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Liveability

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40/72 Duffield Road



Ground Level

Upper Level

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Internal 116 m² | External 10 m² | Total 126 m²

Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.

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