



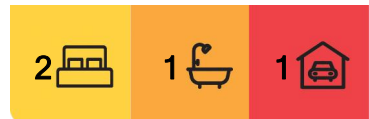
## Murrumba Downs, 1/9 Duffield Road

### PREMIUM LOCATION

If low body corporate fees and an unbeatable location are important this neat lowset villa is a must see.

- \* Very easy walk to train station
- \* Small complex of just 6 villas
- \* Body corp fees only (approx. \$2500) per year
- \* Large open living space
- \* Decent sized rooms
- \* Covered alfresco outdoor area
- \* Fenced courtyard
- \* Motorized garage door

Shops, tavern, schools, restaurants, medical, parks and much more are very close by.



**For Sale**  
Offers Over \$525,000

**View**  
[ljhooker.com.au/CVGHF3](http://ljhooker.com.au/CVGHF3)

**Contact**  
**Simon Booker**  
0403 340 240  
[sbooker@ljh-kallangur.com.au](mailto:sbooker@ljh-kallangur.com.au)



**LJ Hooker North Lakes | Mango Hill**  
**(07) 3491 7733**

**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.

Offers over \$525,000

\*Offers close March 26, 2025.

Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 32044666."

## More About this Property

<b>Property ID</b>	CVGHF3
<b>Property Type</b>	Villa
<b>Land Area</b>	118 m2
<b>Including</b>	Air Conditioning Toilets (1) Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

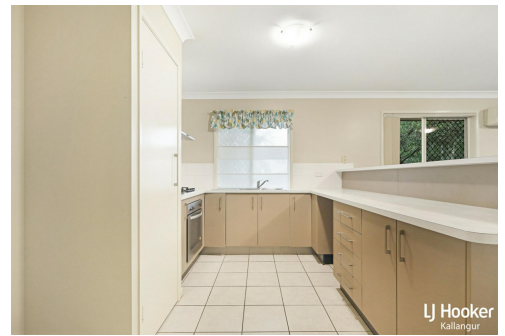
**Simon Booker 0403 340 240**

Salesperson | [sbooker@ljh-kallangur.com.au](mailto:sbooker@ljh-kallangur.com.au)

**LJ Hooker North Lakes | Mango Hill (07) 3491 7733**

1427 Anzac Avenue, KALLANGUR QLD 4503

[northlakes.ljhooker.com.au](http://northlakes.ljhooker.com.au) | [ljhooker@ljh-northlakes.com.au](mailto:ljhooker@ljh-northlakes.com.au)



**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.

**LJ Hooker North Lakes | Mango Hill  
(07) 3491 7733**



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.