







SPACIOUS FAMILY LIVING OR INVESTMENT OPPORTUNITY AND A POOL!

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Price	Offers Over $940,000
Property Type	Residential
Property ID	1069

Positioned in a sought-after area of Southside, Gympie, this lovely home offers space, comfort and versatility, making it an ideal choice for families, first-home buyers or savvy investors.

Built in July 2009 by a local builder, the home sits on a generous 2,029m² allotment with established gardens, providing plenty of room to enjoy the outdoors while still being conveniently located close to local amenities.

The home features three bedrooms, two bathrooms, a study and two separate living areas (or 4th bedroom), all thoughtfully arranged in an open-plan design. The spacious master bedroom includes a walk-in robe and private ensuite, while the additional bedrooms provide comfortable accommodation for family or guests.

The large kitchen offers plenty of space for meal preparation and entertaining, flowing into the open-plan living areas to create a welcoming hub for everyday family life. A study nook provides a handy space for working from home or managing household tasks, while ceiling fans throughout help keep the home comfortable year-round.

Step outside and enjoy the choice of two outdoor patios, perfect for relaxing with a morning coffee, entertaining friends or enjoying the

AGENT DETAILS

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OFFICE DETAILS

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peaceful garden surrounds. 2 additional sheds provides valuable extra storage for tools, equipment and outdoor essentials.

A concrete driveway offers plenty of versatile options for extra vehicle storage for the caravan/motorhome or boat.

Set in a quiet cul-de-sac, the property enjoys a peaceful position with no development possible on the opposite side of the street, adding to the sense of privacy and space.

Convenience is another standout feature, with the new local shopping centre just around the corner, along with nearby schools and the popular local markets.

Property Features:

- Three bedrooms and two bathrooms
- Master bedroom with walk-in robe and ensuite
- Separate study plus handy study nook
- Two living areas in an open-plan design
- Spacious kitchen
- Ceiling fans throughout
- Two outdoor patios
- Generous 2,029m² allotment
- Established gardens
- Shed for additional storage
- Pool 11m x 2.2m and Spa
- Quiet cul-de-sac location
- Close to shopping, schools and local markets

An Excellent Investment or Family Home

With its generous allotment, practical floor plan and convenient Southside location, **3 Duffy Court is well worth your inspection.*Don't miss out on the chance to become part of the fantastic and close-knit community. Get in touch and arrange an inspection with the team today!***

Although ONE Agency Gympie has provided all information related to this property to the best of our knowledge and resources, we shall not be held accountable or responsible for its accuracy. ONE Agency Gympie urge all buyers to conduct their own independent research and consult their own professionals to conduct due diligence before purchasing.

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