

**Offers over \$359,000 considered**

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📍 2/17 Marmoset Circuit DAKABIN QLD



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## No Body Corp Fees!

Welcome to 2/17 Marmoset Circuit in Dakabin. Built approximately 4 years ago, this 3 bedroom low set home includes all the desired features you would expect in a modern home, with stone bench tops to the kitchen and bathrooms, ceiling fans to bedrooms and a manageable low maintenance rear yard.

A great entertainer's kitchen is central to the home, allowing guests to relax in the living area while the chef cooks up a feast and can join in the fun!

The master has an en-suite bathroom and two built in robes, while the two further bedrooms are the other end of the home, tucked away with a bathroom and separate wc, giving everyone the privacy required when sharing a space.

There is a 2 car garage, incorporating a laundry area, with electric door and personal access from the property.

Outside, the fully enclosed yard is easy to maintain with a covered alfresco, and lawn.

Additional benefits include,

- 3 bedrooms
- 2 bathrooms
- A/C to living area
- Ceiling fans to all bedrooms
- Stone to kitchen & bathrooms
- Screens to all Windows
- 2 car garage with Laundry
- Low maintenance yard
- Fully enclosed garden
- Outdoor entertaining area
- NBN Ready

On top of all this, Westfield Shopping Centre & Ikea are only a short drive away, local schools and Dakabin Train Station are also nearby with links to Brisbane's CBD.

For those looking for something closer to home, the recently completed Dakabin Shopping Centre caters for all your everyday needs with a Woolworths, BWS, Health Care Services, food outlets and many many more retail spaces. The Shopping Centre is only a 5 minute walk from the property.

NOTE: This property is currently tenanted on a periodic tenancy at \$370pw. The property is a Duplex. There are no shared costs and each unit arranges their own Insurances.

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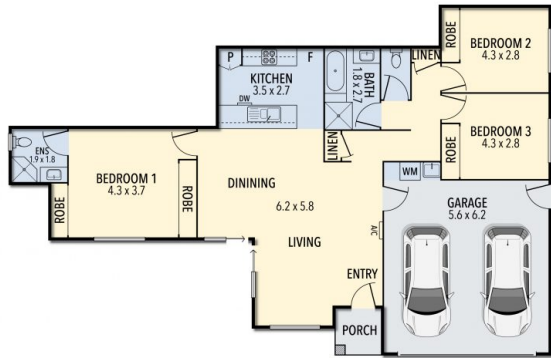
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TOTAL APPROX. FLOOR AREA 154.29 SQ.M.

Whilst every attempt has been made to ensure accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to this operability or efficiency can be given.