



76 Dalrymple Drive, TOOLOOA, QLD 4680

First Time to Market – Well-Loved Family Home on 781m²

Welcome to 76 Dalrymple Drive, a solid and comfortable family home being offered to the market for the very first time. Set on a generous 781m² fully fenced block, this lowest-set home is positioned in an established estate, close to all amenities and just a short drive to the CBA.

Designed for easy family living, the home features an open-plan kitchen, dining and living area complete with air conditioning, ceiling fan, and beautiful polished cypress timber flooring. A second smaller living room sits just off the dining area, offering flexibility for a media room, kids' retreat or quiet sitting space.

The kitchen is well equipped with ample bench space, overhead cupboards, breakfast bar and dishwasher, making everyday living and entertaining a breeze.

Accommodation

- Main bedroom with built-in robe, polished cypress flooring, and box air conditioning
- Bedroom 2 with built-ins, ceiling fan, box air conditioning, and cypress flooring

TYPE: For Sale

INTERNET ID: 300P185973

SALE DETAILS

**Offers Over \$449,000
Considered**

CONTACT DETAILS

Bevan Rose
0417 602 150

- Bedroom 3 with ceiling fan, box air conditioning, and cypress flooring

Bathrooms & Living Extras

- Family bathroom with shower, vanity, and toilet
- Second bathroom with shower and toilet
- Built-in study area, ideal for working from home
- Separate laundry plus linen cupboard in the hallway

Step outside to enjoy a veranda off the dining and laundry areas, leading to a dedicated outdoor entertaining space complete with BBQ - perfect for weekend gatherings with family and friends.

Additional Features:

- 7.5kW solar system to help keep power bills down
- 2 car parks
- Fully fenced yard - great for kids and pets

This is a fantastic opportunity to secure this family home in a convenient location, with space, comfort and future potential.

* Now Vacant (previously Owner Occupied)

* Rental Appraisal Guide \$470 to \$490 per week

* Council Rates Approx \$3,738 per year (excluding water)

* For video walk through, please request directly WhatsApp 0417 602 150

* Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

Other features: Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 781.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Floorboards





