



## 9 Wills Place, DALBY, QLD 4405

### Comfortable Living in a Quiet, Family-Friendly Location

Welcome to 9 Wills Place, Dalby – a charming and well-maintained home set on a generous 981m<sup>2</sup> block, offering comfort, convenience, and excellent investment potential.

This lovely home features three well-sized bedrooms, all complete with built-in cupboards, providing plenty of storage for the whole family. The modern, stylish kitchen flows seamlessly into the open-plan living and dining area, creating a welcoming space for everyday living and entertaining.

The bathroom is neat and functional, complete with a shower, bath, and vanity-perfect for families or those who enjoy a relaxing soak. Outside, you'll find a fantastic timber deck overlooking the large, fully fenced backyard-ideal for relaxing or hosting guests.

Adding even more appeal is the carport to the side of the home and an enclosed shed/man cave, perfect for hobbies, storage, or a private retreat.

Situated in a quiet, flood-free, dead-end street in a great neighbourhood, this property offers peace of mind and a relaxed lifestyle.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P194266

**SALE DETAILS**

**Offers Over \$489,000**

**CONTACT DETAILS**

**Dalby**

1 Black Street

Dalby, QLD

07 4662 2511

**Joy Sperling**

0450 460 052

Currently tenanted until 5th August 2026 at \$350 per week, this is a fantastic opportunity for investors seeking immediate returns.

Features include:

3 bedrooms, all with built-in cupboards

1 bathroom with shower, bath & vanity

Modern, stylish kitchen

Open-plan living and dining area, reverse cycle air-conditioning

Outdoor deck perfect for entertaining

Large 981m<sup>2</sup> fully fenced block

Carport to the side of the home

Enclosed shed/man cave

Quiet, flood-free location in a dead-end street

Currently tenanted at \$350 per week until August 2026

Rates approximately \$1,616 per half year

This is a fantastic opportunity to secure a solid home or investment in a sought-after area.

Contact Joy today to arrange your inspection this one won't last long!

- Land Area 981.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport





