

# 3 Montclair Close, Dalby, Qld 4405

## House For Sale

Tuesday, 13 February 2024



3 Montclair Close, Dalby, Qld 4405

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 695 m2**

**Type: House**



Peter Forbes  
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**\$449,000**

Imagine the convenience and relaxation of living within walking distance to the Dalby Golf Club. This property offers the perfect opportunity to enjoy leisurely afternoon strolls along tree-lined fairways and local walking paths, enhancing your lifestyle with every step. Key Features:- Modern Design: A 16-year-old home with a rendered exterior, blending contemporary style with timeless elegance.- 4 Lovely Bedrooms: Each bedroom boasts built-in robes, with the main bedroom featuring a walk-in robe and ensuite for added luxury.- Open Plan Living: Enjoy spacious open plan living areas with reverse cycle air conditioning, creating a comfortable and inviting atmosphere.- Stylish Kitchen: The fully appointed kitchen is the heart of the home, offering modern appliances and direct access to the covered outdoor entertaining area.- Main Bathroom with Shower and Bath: Relax and unwind in the main bathroom, complete with both a shower and bath, along with a separate toilet for added convenience.- 695m<sup>2</sup> Allotment, providing space and privacy for the whole family to enjoy.- Double Garage with Internal Access: Park your vehicles securely in the double garage with internal access, complete with a concrete driveway for added convenience.- Rent Potential: Estimated rental potential of \$500-\$520 per week, making it an attractive investment opportunity with strong returns.- Current Lease End Date: 5 July 2024- Council Rates : \$1,430/ Half Year Don't Miss Out on This Lifestyle Opportunity! Take advantage of living within walking distance to the Dalby Golf Club and make this property your new home. Contact us today to arrange a viewing and start living the golf club lifestyle today. Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.