

**17/44 Duyvestyn Terrace, Murrumba Downs, QLD,  
4503**



**House For Sale**

Monday, 19 August 2024

17/44 Duyvestyn Terrace, Murrumba Downs, QLD, 4503

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Modern Townhouse Living in Murrumba Downs!

Nestled towards the rear of the Duyvestyn Terrace complex, 17/44 Duyvestyn Terrace in Murrumba Downs offers a serene retreat with modern conveniences and a spacious layout, ideal for families, investors, or downsizers.

As you enter downstairs, you're greeted by a large, airy open-plan living and dining space, perfect for family gatherings. This area is equipped with a ceiling fan and air conditioner, ensuring year-round comfort. Just off the living area, the modern kitchen awaits, featuring stainless steel appliances, a gas cooktop, and a convenient corner pantry.

Upstairs, you'll find three generously sized bedrooms. The master bedroom includes its own balcony, air conditioner, and ensuite, providing a private sanctuary. All bedrooms have carpeted flooring, built-in robes, and ceiling fans. The second bedroom also boasts a study nook, ideal for a home office or study space. The spacious family bathroom is located on this level and includes a large vanity, bathtub, and a separate toilet for enhanced convenience.

The outdoor alfresco area is a true tranquil retreat, complete with greenery lining the fenceline. This space is designed for relaxation and entertaining, featuring a ceiling fan to ensure comfort in all seasons.

Situated close to all amenities, including schools, parks, and shopping centres, this townhouse at 17/44 Duyvestyn Terrace offers a perfect blend of comfort, style, and convenience. The flowing floorplan of this well-maintained property makes it perfect for immediate move-in. Don't miss this opportunity to secure a beautiful home in Murrumba Downs.

### Featuring:

- Located towards the rear of the complex
- Open-plan living and dining area
- Ceiling fan and air conditioner in the living area
- Modern kitchen with stainless steel appliances, gas cooktop, and corner pantry
- Additional powder room downstairs
- Three generously sized bedrooms upstairs
- Master bedroom with balcony, air conditioner, and ensuite
- Carpeted flooring, ceiling fans and built-in robes in all bedrooms
- Second bedroom with study nook
- Spacious family bathroom with large vanity, bathtub, and separate toilet
- Outdoor alfresco area with greenery and ceiling fan
- Well-maintained property
- Shared pool, BBQ, and Gazebo area
- Shared car wash bay
- Additional carport parking space
- Under stair storage
- Central to both Kallangur and Murrumba Downs Train Stations

### School Catchments:

- Undurba State School
- Murrumba State Secondary College

### Location:

- 3 minutes to Blatchford Reserve and Dog Park
- 4 minutes to Murrumba State Secondary College and Murrumba Downs Station
- 6 minutes to Castle Hill Village
- 7 minutes to Murrumba Downs Shopping Centre
- 10 minutes to Westfield North Lakes and IKEA
- 20 minutes to Brisbane Airport

- 30 minutes to Brisbane City
- 58 minutes to the Sunshine Coast

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