



**Graham  
Lynham**  
REAL ESTATE



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Area: 2020 m2

## 2020sqm Block - Stunning Home

Rarely is a home presented to the rental market with so many inclusions. Only 12 months old it is impeccably presented and built to executive quality. It has 3 living areas, a study, solar power, beautiful bathrooms and kitchen - the perfect design for families to live in harmony. **MUST BE INSPECTED TO BE APPRECIATED!**

### THE PROPERTY

- 4 Bedrooms
- Master bedroom privately located at the front of the home
- Stunning ensuite with double vanity and wrap around toilet and shower
- Custom cabinetry walk around robe
- Fully air conditioned
- Huge kitchen with stone island bench
- Massive walk in pantry
- Gas stove
- Push to open draws
- Dishwasher
- Open plan living/dining area with cathedra



**Lynham & Co.**  
RENTALS



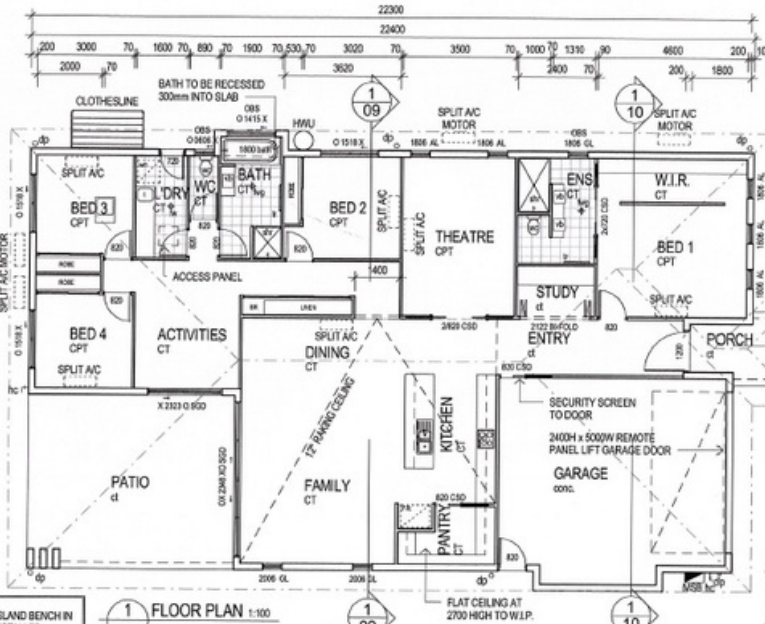
**Lynham & Co. Rental**

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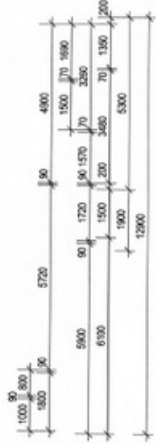
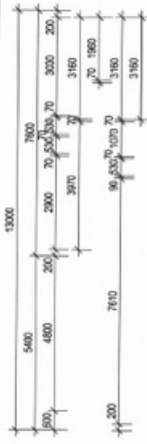
**OFFICE**

37Thuringowa Drive, Kirwan  
**07 4723 3222**

WIND CATEGORY C2



NOTE  
- EXTERNAL DOORS TO BE SOLID CORE INCLUDING GARAGE DOOR.  
- TERMITE TREATED TIMBER TO BE USED FOR ALL FRAMING AND MOULDINGS  
- ENGINEER TO DETERMINE LOCATION OF BRACING WALLS WITH APPROPRIATE VERTICAL REINFORCEMENT



NOTE  
- PROVIDE CONDUIT IN SLAB FOR ISLAND BENCH IN KITCHEN WHEN MSB CONDUIT IS INSTALLED.  
- PLUMBER TO ENSURE WATER FOR SINK IS IN SLAB BEFORE POUR

**1 FLOOR PLAN 1:100**

**AREAS**

LIVING	207.99 sqm
GARAGE	45.86 sqm
PATIO	34.55 sqm
PORCH	5.39 sqm
<b>TOTAL</b>	<b>293.80 sqm</b>

