



Graham  
Lynham  
REAL ESTATE



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**PRICE GUIDE:** \$350,000.00

Area: 587 m2

## Great Buying Opportunity!

This great home offers an easy care lifestyle uncompromising on space, style and location. Offering a firm focus on easy livability this home would make a great investment or family home.

### THE PROPERTY

- 4 good size bedrooms
- Open plan living/dining
- Modern kitchen
- Master bedroom has ensuite and walk in robe
- Family sized main bathroom
- Large patio
- Sparkling inground pool
- Double lock up garage
- Fully air conditioned
- 587sqm allotment
- Fully fenced
- Side access to backyard



**Shelly Lynham**  
0414 250 166



**Graham Lynham**  
0447 250 222



**OFFICE**

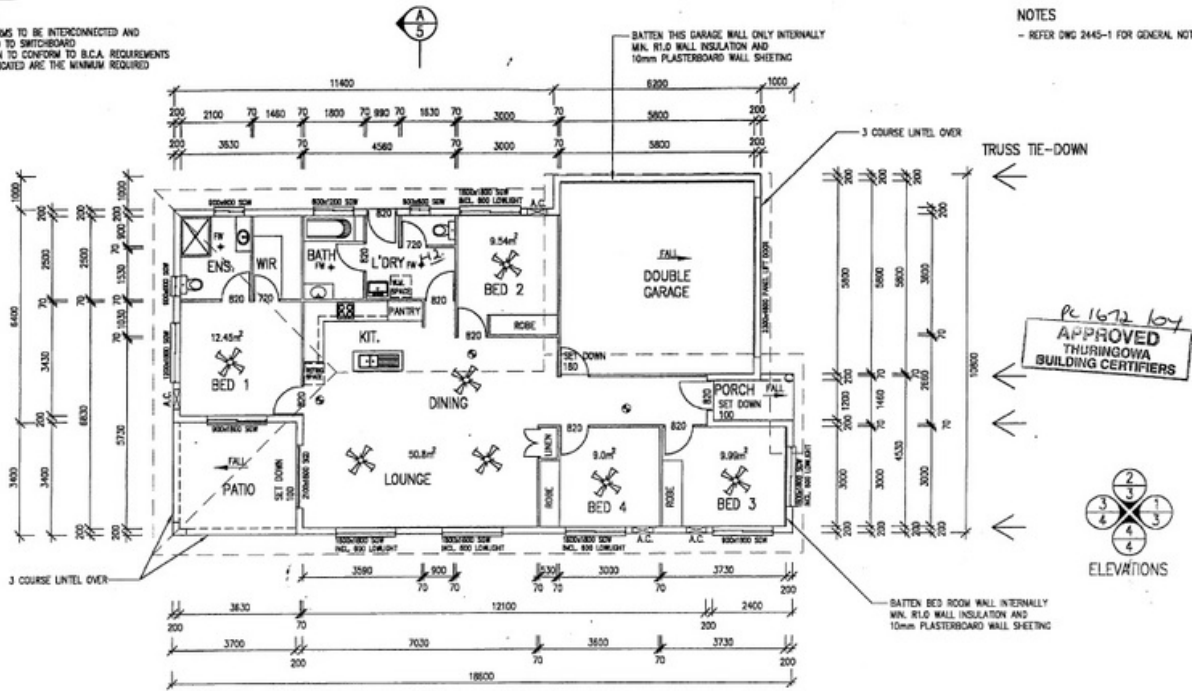
37Thuringowa Drive, Kirwan  
**07 4723 3222**

**LEGEND**

☉ SMOKE ALARMS TO BE INTERCONNECTED AND HARD WIRED TO SWITCHBOARD  
 INSTALLATION TO CONFORM TO B.C.A. REQUIREMENTS  
 ALARMS INDICATED ARE THE MINIMUM REQUIRED

**NOTES**

- REFER DWG 2445-1 FOR GENERAL NOT



**FLOOR AREA**  
 LIVING AREA--131.3m<sup>2</sup>  
 GARAGE--36.5m<sup>2</sup>  
 PORCH--3.1m<sup>2</sup>  
 PATIO--12.6m<sup>2</sup>  
 TOTAL AREA--183.5m<sup>2</sup>

**FLOOR PLAN**

THE KITCHEN LAYOUT AS SHOWN  
 IS INDICATIVE ONLY. THE FINAL  
 DESIGN TO BE DETERMINED BETWEEN  
 THE BUILDER AND THE OWNER