



**PRICE GUIDE:** \$459,000.00

Area: 2222 m2

## A Home of Outstanding Peace and Idyllic Charm

Providing a private haven this ambient home is a rare joy. Located on a large 2222m2 allotment, the home enjoys outstanding aspect over the yard, pool and out to the nature reserve with no rear neighbours.

Both comfortable and immaculate the property provides a functional, well designed layout that should appeal to a myriad of buyers. With multiple living areas including a sun drenched rumpus room this home truly deserves your attention.

### THE PROPERTY

- 3 Generous bedrooms + Study/large fourth bedroom
- Master bedroom has both a WIR, BIR and private ensuite
- Formal entry
- Open plan living/dining area
- Large sunroom/rumpus room overlooking inground pool and landscaped backyard
- Fully air conditioned
- Large central kitchen with servery to rump



**Shelly Lynham**  
0414 250 166



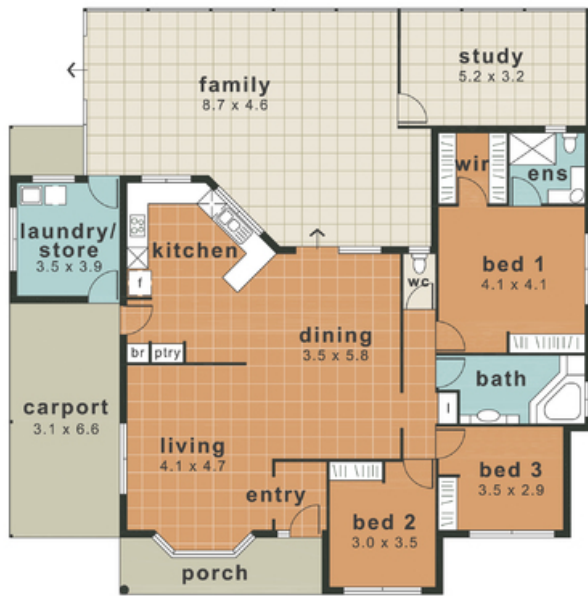
**Graham Lynham**  
0447 250 222



**OFFICE**

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

This illustration is indicative only and whilst care has been taken to produce an accurate representation, interested parties should undertake their own investigations



residence	220m <sup>2</sup>
carport	20m <sup>2</sup>
porch	7m <sup>2</sup>
<b>total area</b>	<b>247m<sup>2</sup></b>

