



**PRICE GUIDE:** \$318,000.00

Area: 655 m2

## Sold By Nathan Lynham

This 4 bedroom home is located in a quiet street in Kirwan, just off Bel Air Avenue (Kern Brothers Drive) in The Avenues.

Nestled in small pocket of quality homes, in a tree lined street, with only a short distance to a park, the home would suit a family wanting the security of knowing their children can play safely, or an investor given the endless appeal of the area.

### THE PROPERTY

- 4 Good size bedrooms
- Master bedroom has private ensuite and built-in wardrobe
- Remaining 3 bedrooms have built-in wardrobes
- Combined living and dining area
- Separate family room to the front of the home
- Great size kitchen
- Large rear patio
- Security screens
- Currently leased through to September 2018



**Nathan Lynham**  
0427 695 162



**OFFICE**

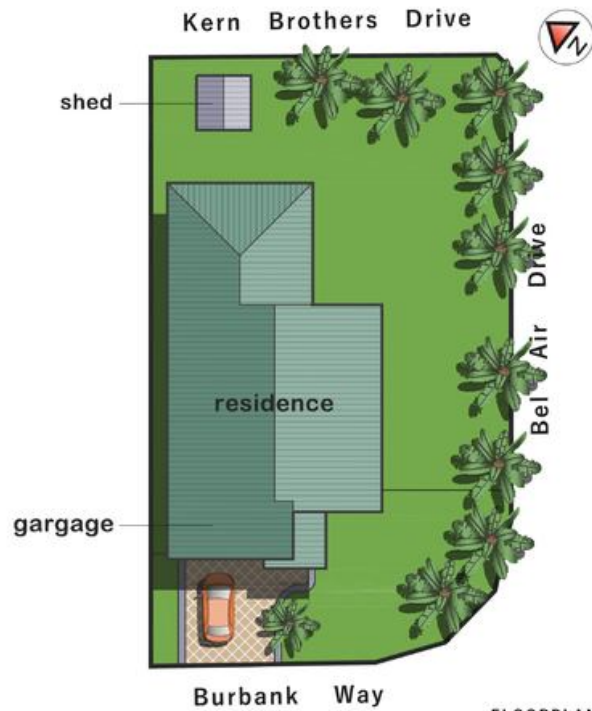
37Thuringowa Drive, Kirwan  
**07 4723 3222**

# 1 Burbank Way

Kirwan



residence	126m <sup>2</sup>
patio	15m <sup>2</sup>
garage	34m <sup>2</sup>
porch	5m <sup>2</sup>
<b>total</b>	<b>180m<sup>2</sup></b>



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