



**PRICE GUIDE:** \$245,000.00

Area: 668 m2

### Beautifully Quiet Street - Central Location

Just footsteps from everything Kirwan has to offer is this fresh well presented home. This solid brick, three bedroom home offers a versatile floor plan created for easy family living and entertaining. Well located in a quiet neighbourhood the home is within easy access to parkland, schools and local shopping.

#### THE PROPERTY

- 3 Bedrooms with built-in wardrobes
- Large modern kitchen
- Separate living & dining area
- Study area off kitchen
- Air conditioning to two bedrooms and living areas
- Main bathroom features shower with separate toilet
- Internal laundry
- Carport has been enclosed to allow the opportunity of a rumpus
- Covered entertainment area
- Large 668sqm corner allotment
- Within Kirwan State school catchment zone



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residence	135m <sup>2</sup>
patio	40m <sup>2</sup>
carport	20m <sup>2</sup>
<b>total</b>	<b>195m<sup>2</sup></b>

