



**PRICE GUIDE:** \$355,000.00

Area: 490 m2

Council Rates: \$3,300.00 p.q.

## Immaculately Presented Family Home

Rarely an opportunity arises to be able to purchase a home that has been as meticulously loved and presented such as this family home.

Situated in a quiet court with no rear neighbours, and maintained beautifully, it presents a sense of privacy, a great sense of space and livability.

Featuring a low maintenance yard and in typical North Queensland style a generously sized entertaining area with tiles and a pavers - it offers an opportunity to move in with little to do.

### THE PROPERTY

- Three bedrooms with built ins
- Main bedroom with ensuite and Walk in robe
- Fourth bedroom or Study
- Two living areas
- Separate Dining
- Fully air conditioned



**Shelly Lynham**

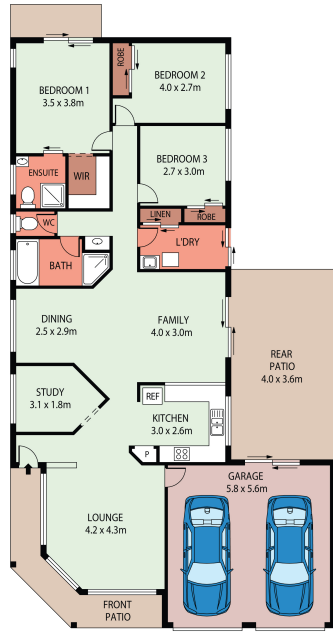
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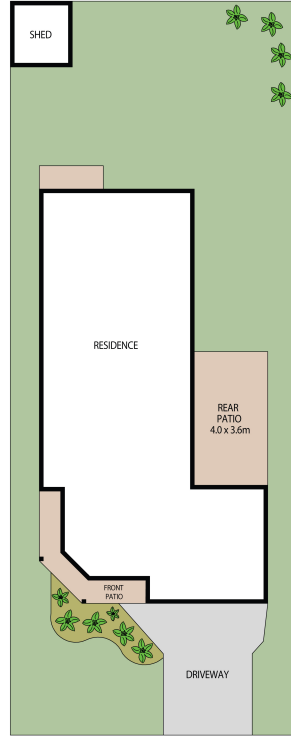
**OFFICE**

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

LIVING 138.68m<sup>2</sup>  
 GARAGE 35.80m<sup>2</sup>  
 FRONT PATIO 10.71m<sup>2</sup>  
 REAR PATIO 23.76m<sup>2</sup>  
 TOTAL AREA 208.95m<sup>2</sup>



FLOOR PLAN



SITE PLAN



16 LILIUM CLOSE,  
 KIRWAN, QLD 4817

**Lynham**  
 REAL ESTATE