



**PRICE GUIDE:** \$269,000.00

Area: 608 m2

### Sold by Nathan Lynham and Graham Lynham

Located in a popular street just off Mill Drive, and stone's throw from everything, this home offers an affordable entry to the Kirwan real estate market.

Fully air-conditioned, it sits on a fully fenced 608 m2 fully fenced allotment in a quiet court in Kirwan.

Complimented by three bedrooms, separate lounge and dining rooms and having the original garage enclosed to add what could be used as an additional bedroom or rumpus room, the home belies its street view.

#### THE PROPERTY

- 3 Bedroom
- Modern galley style kitchen
- Open plan dining & lounge room
- Rumpus Room (Original single garage has been converted to provide this space)
- Renovated bathroom with separate shower &



**Nathan Lynham**  
0427 695 162

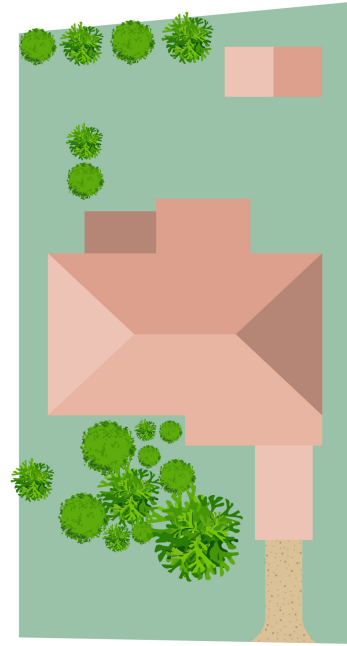


**Graham Lynham**  
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**OFFICE**

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**07 4723 3222**



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

**TOTAL AREA : 166.5 sq.m**

**36 Bultarra Cr, Kirwan**