



**PRICE GUIDE:** \$470,000.00

Area: 637 m2

### Sold by Shelly and Graham Lynham

Nestled in a tranquil enclave is this remarkable family home designed to contemporary perfection. It is generously proportioned with flowing indoor/outdoor living, bathed in natural light and elegantly finished throughout.

#### THE PROPERTY

- 244sqm home
- 4 Generous size bedrooms
- Master bedroom has stunning ensuite and WIR
- Study
- Extra Wide Entry
- Chef style kitchen with large island bench
- Stainless steel appliances with canopy rangehood, double sink
- Open plan living/dining
- Theatre room
- Extra large, extended patio with 2 ceiling fans
- Internal laundry with extra storage



**Shelly Lynham**  
0414 250 166

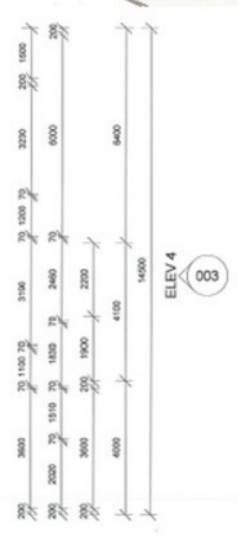
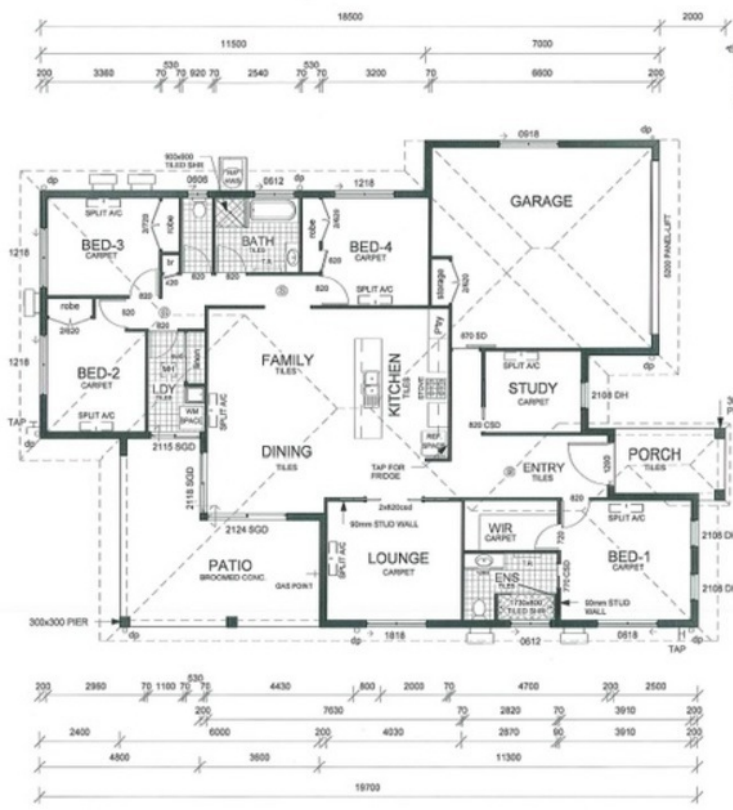
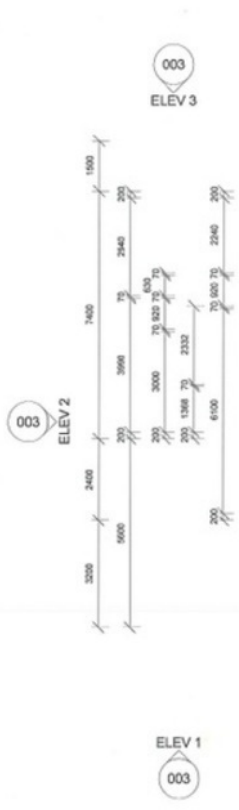


**Graham Lynham**  
0447 250 222



**OFFICE**

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



Floor Schedule	
Description	Area
LIVING	169.63
GARAGE	42.33
PATIO	24.96
PORCH	6.43
	243.34

GYPSUM LINING ALL BLOCK WALLS EXCEPT GARAGE  
 (S) DENOTES SMOKE DETECTOR