



**PRICE GUIDE:** \$240,000.00

Council Rates: \$3,576.40 p.q.

Strata Levy: \$3,080.43 p.q.

## Under Contract By Nathan Lynham 0427695162

Located in a secure and centrally located complex on the corner of Burnda Street and Thuringowa Drive, you will find this modern three-bedroom two storey townhouse.

Well maintained by the current owner, and offering an unmatched combination of convenient position and complex facilities in Kirwan, it's easy to understand why properties in this complex attract such strong demand.

### THE PROPERTY

- Freshly repainted with new carpets
- Open plan living, dining and kitchen downstairs.
- Master bedroom good size with walk-in wardrobe & ensuite
- Bedrooms 2 & 3 feature built-in wardrobe
- Fully air-conditioned throughout.
- Modern and spacious bathrooms
- Plenty of storage areas throughout
- Large courtyard
- Body Corporates - \$12,321.68 per year befo



**Nathan Lynham**  
0427 695 162



**Graham Lynham**  
0447 250 222



**OFFICE**

37Thuringowa Drive, Kirwan  
**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 parties should rely on their own enquiries.

<b>Total</b>	<b>- 155 m<sup>2</sup></b>
Ground Floor	- 47 m <sup>2</sup>
First Floor	- 70 m <sup>2</sup>
Garage	- 21 m <sup>2</sup>
Patio	- 17 m <sup>2</sup>

122/1 Burnda Street, Kirwan