



PRICE GUIDE: \$450,000.00

Area: 1208 m2

Council Rates: \$4,800.00 p.q.

Sold by Shelly and Graham Lynham

Rarely does an opportunity arise to be able to purchase a home within these amazing neighbourhood pockets.

Centrally located in the heart of Kirwan within a precinct known for this time of year with Christmas spirit and a general feeling for community. This home represents everything family.

THE PROPERTY

- Three carpeted bedrooms with built-in wardrobes
- Central kitchen with ample bench space and storage
- Main bedroom with ensuite & walk-in wardrobe
- Formal lounge space to the front of the home
- Separate dining room which flows out to the large patio
- Internal Laundry
- Large patio overlooking the yard and perfect for entertaining
- Side access
- Fully fenced
- Freshly painted exterior with new garage d



Shelly Lynham
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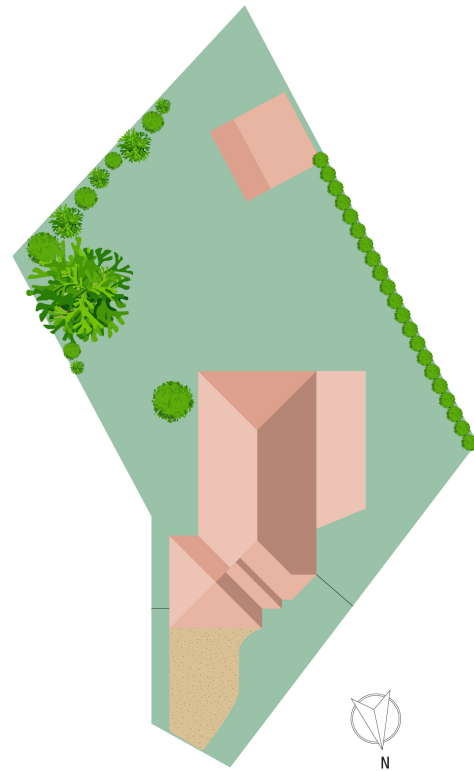
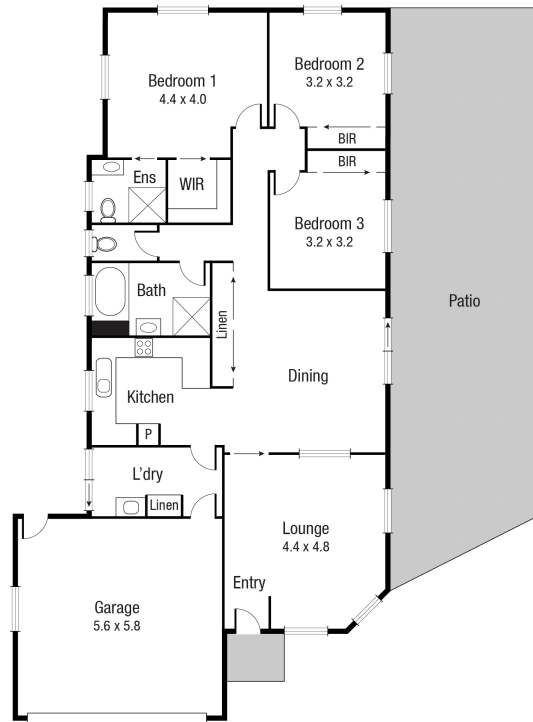


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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

TOTAL AREA : 217.6 sq.m

37 Squires Cr, Kirwan