



**PRICE GUIDE:** \$430,000.00

Area: 750 m2

### Under Offer By Nathan Lynham 0427695162

Situated on Thuringowa Drive Kirwan, with high profile main road frontage - this property is for those businesses wanting the perfect location that allows the perfect chance to increase your walk-in traffic.

#### THE PROPERTY

- Zoned "Professional Offices"
- 3 Private offices
- Large reception & waiting area
- Large renovated kitchenette
- Internal laundry
- Enclosed garage to form additional office space
- Large rear yard
- Covered patio area to the rear
- Generous facade and pylon signage
- Total site area of 750sqm
- Two front car spaces with plenty of off-street parking
- Close proximity to Cannon Park Complex and



**Nathan Lynham**  
0427 695 162

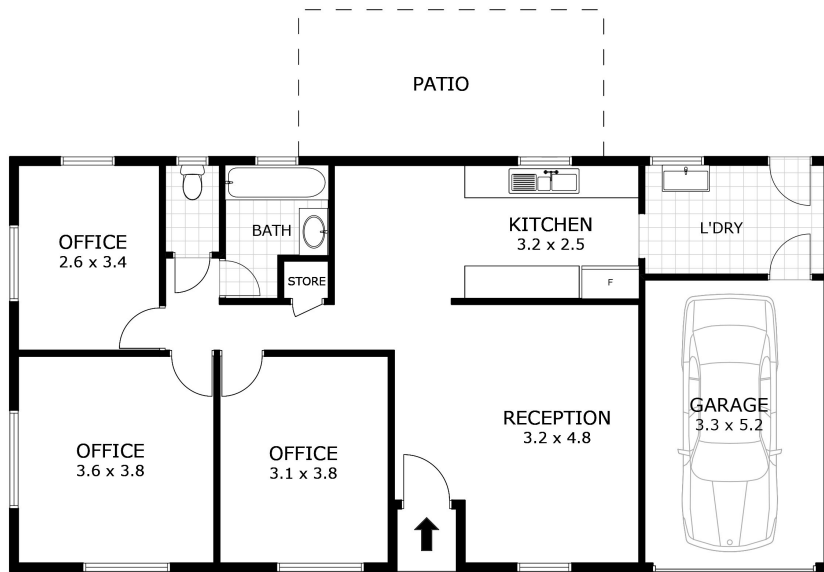


**Graham Lynham**  
0447 250 222



**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.

Residence - 96 m<sup>2</sup>  
 Garage - 17 m<sup>2</sup>  
 Patio - 15 m<sup>2</sup>

## 133 Thuringowa Drive, Kirwan