



**PRICE GUIDE:** \$420,000.00

Area: 711 m2  
Council Rates: \$4.00 p.q.

### Under Contract By Nathan Lynham 0427695162

Quietly positioned in a well-regarded pocket of Kirwan, this low-set home is designed to deliver superb liveability for a growing family, across a versatile layout. Situated on an easy care block, it's conveniently located close to public transport, shops, restaurants and schools.

#### THE PROPERTY

- Currently tenanted at \$480 per week until May 2023
- 4 generous size bedrooms
- Large lounge & dining area to the front of the home
- Large central kitchen
- Large family area
- Open plan layout
- Large master bedroom with ensuite
- Family-size main bathroom with shower, bathtub & separate toilet
- Internal laundry
- Covered entertaining area
- Double Garage
- Close proximity to Cannon Park Complex and



**Nathan Lynham**  
0427 695 162



**Graham Lynham**  
0447 250 222



**OFFICE**

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