



**PRICE GUIDE:** \$317,000.00

Area: 652 m2

Council Rates: \$3,979.64 p.q.

### Under Contract By Nathan Lynham 0427695162

Enjoy convenient positioning and a friendly neighbourhood in the heart of Kirwan. This light-filled, family entertainer is perfectly positioned just a short drive to Willows shopping centre, with easy access to public transport, shops, schools, parks and Cannon Park Dining Precinct.

#### THE PROPERTY

- 3 large bedrooms with new carpet
- Functional galley-style kitchen
- Separate lounge & dining room
- Family room off dining area with external access to patio
- Large rear patio
- Internal laundry with external access
- Fully air-conditioned
- double Carport
- Fully fenced 652 m2 allotment
- Rates - \$3,979.64 per year
- Very convenient location central to all ma



**Nathan Lynham**  
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**OFFICE**

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This illustration is indicative only and whilst care has been taken to produce an accurate representation, interested parties should undertake their own investigations

