



**PRICE GUIDE:** \$425,000.00

Area: 520 m2  
Council Rates: \$4,071.00 p.q.

### Under Contract By Nathan Lynham 0427695162

Nestled within the heart of Bohle Plains, this modern and stylish home presents an airy, open-plan layout on a low-maintenance 520sqm allotment with no rear neighbours.

Situated in a family-oriented community, and mere moments away from local schools and shops, this spacious dwelling was planned with family life in mind.

#### THE PROPERTY

- Currently tenanted at \$450 until Jan 2024
- Master bedroom with its own ensuite and walk-in wardrobe
- Three additional bedrooms boasting built-in wardrobes
- Seamlessly flowing open-plan family and dining extending to a sheltered patio
- Modern kitchen with ample storage and bench space
- Separate formal Lounge to the front
- 520sqm with double gate side access
- Close proximity to the Riverway Entertainment



**Nathan Lynham**  
0427 695 162



**Graham Lynham**  
0447 250 222

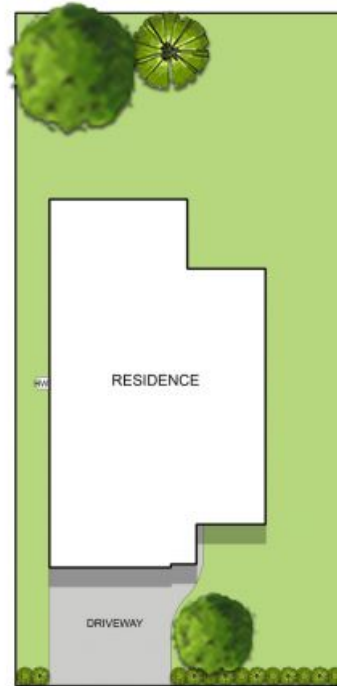


**OFFICE**

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



FLOOR PLAN



SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

29 Mannikin Way, Bohle Plains