



**PRICE GUIDE:** \$450,000.00

Area: 1012 m2

Council Rates: \$2,284.00 p.q.

## Under Contract By Shelly Lynham 0414250166

Nestled within a quiet court in the popular suburb of Kirwan, this spacious fully-air-conditioned family home is designed to meet all your family's needs.

This contemporary three-bedroom home features an open plan living and dining room, all set in modern colour schemes, creating a welcoming and airy atmosphere.

Two of the three bedrooms rooms come with built-in robes, providing ample storage space.

The rear of the home is strategically positioned to capture refreshing breezes throughout the year.

The home offers convenient entertaining with outdoor areas, both at the front and rear of the property, perfect for gatherings and family events.

With a generous fully fenced 1012 sqm block with electric gate access, this property offers rear yard access, making it ideal for those



**Shelly Lynham**  
0414 250 166

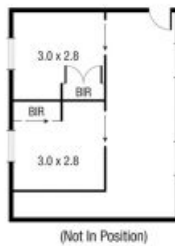


**Graham Lynham**  
0447 250 222



**OFFICE**

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**07 4723 3222**



(Not in Position)



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 : 201.3 sq.m

12 Willow Court, Kirwan Townsville