



**PRICE GUIDE:** \$347,800.00

Area: 610 m2

Council Rates: \$4,005.00 p.q.

## Under Contract By Nathan Lynham 0427695162

Are you on the hunt for a spacious family home that offers both comfort and convenience? Your search ends here! Nestled in the heart of Kirwan, 8 Nelia St is a well-maintained family haven with an abundance of storage and a sprawling backyard that's sure to impress.

This high-set home is situated on a 610sqm block in a convenient and quiet pocket of Kirwan. This charming 3-bedroom home with 1 bathroom and the added benefit of downstairs being fully enclosed.

### THE PROPERTY

- Currently tenanted at \$390 per week until January 2024
- Three generously sized bedrooms, all featuring air conditioning and ceiling fans.
- A well-appointed kitchen complete with modern electrical appliances.
- Open-plan living and dining areas adorned with an abundance of natural light.
- Single lockable car space.
- Council Rates - \$4,005.36 per year on stan



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