



**PRICE GUIDE:** \$506,000.00

Area: 809 m2  
Council Rates: \$6,017.70 p.q.

## Under Contract By Nathan Lynham 0427695162

### Modern Duplex In Central Kirwan

Peacefully positioned in a very desirable pocket of Kirwan, just meters from Willows Shopping Centre. This stunningly modern duplex provides a low maintenance and convenient lifestyle opportunity for a multitude of options for the owner occupier, investor or extended family.

#### THE PROPERTY

- Two tiled bedrooms, all with built-in wardrobes
- Modern kitchen equipped with stainless steel appliances & ample storage
- Combined lounge and dining room
- Contemporary bathroom complete with walk-in shower & separate toilet
- Air conditioning, ceiling fans and security screens installed
- Single carport & internal laundry
- Both units have own private court yard
- Solar systems installed to each unit - 6.6kw
- Currently tenanted at \$630 per week
- Council rates - \$6,017.70



**Nathan Lynham**  
0427 695 162



**Graham Lynham**  
0447 250 222



**OFFICE**

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