

**PRICE GUIDE:** \$432,500.00

Council Rates: \$3,920.00 p.q.

## Community Spirit within the heart of Kirwan

Rarely does an opportunity arise to be able to purchase a home within these amazing neighborhood pockets.

Centrally located in the heart of Kirwan, and within a small pocket of homes known for this time of year with their celebration of Christmas, and general feeling for community. This home represents everything that is at the core of "family".

Perfect for the first home buyer or investor, an opportunity awaits to purchase a home that has been well maintained and is within close proximity to the Shopping Centres, Hospital, University and Lavarack Barracks along with everyday needs.

### THE PROPERTY

- Functional floorplan
- Fully air conditioned



**Shelly Lynham**  
0414 250 166

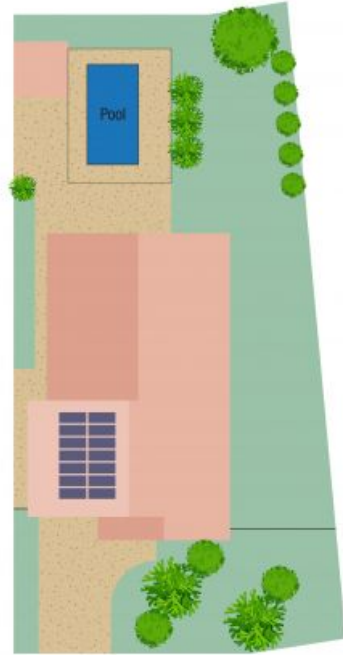


**Graham Lynham**  
0447 250 222



**OFFICE**

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



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 : 128.6 sq.m**

**12 Cleary St, Kirwan**