



**SOLD**

## MODERN FAMILY HOME OR INVESTOR SPECIAL TO SUIT ALL BUDGETS

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Situated in the Avenues area of Kirwan is this modern 3 Bedroom Home. Open plan living with combined Lounge, Dining and Kitchen. Kitchen comes with all the mod-cons and has large Island work bench and loads of cupboards/storage. The Master Bedroom has an ensuite and walk through robes. The other 2 bedrooms are of a good size, also with robes. The home is in excellent condition. Fully air-conditioned with ceiling fans through. Built-in study nook for your home business or for the kids to do their homework. The outdoor entertaining area is double the normal size, with ceiling fan and is on the cool side of the house. The double garage comes with laundry, double door linen cupboard and folding shelf. The allotment size is an easy manageable 495m<sup>2</sup>, but still plenty of room for the kids and the pets to play in the back yard. This property is set in a modern estate, close by is a Tavern, Major shops, Schools etc. and fast food outlets. A short drive to Willows shopping town, Riverway Pool complex, James Cook University, Hospital and Lavarack Army Barracks. Work in the CBD no problem close by is Dalrymple Road which takes to direct to the city and most of the way the speed limit is 80K.

This spacious home has been presented in tip top condition and smoke alarms have been upgraded to suit the new regulations.

A great investment property or would suit that person looking to live in a modern home in a good area.

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$385,000**

**OPEN FOR INSPECTION:**  
**N/A**



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