9 BURBANK WAY, KIRWAN, QLD, 4817









SOLD

MODERN FAMILY HOME - OCCUPY OR INVEST!

Located in popular Kirwan, and just a short stroll to The Avenues Shopping Centre, is this 4-bedroom, 2-bathroom house perfectly positioned at 9 Burbank Way. This well-appointed family home sits on a 503 square metre block, offering the perfect blend of comfort, convenience.

This property is currently tenanted until January next year at $525.00 per week and would therefore suit someone looking to move in or an investor.

The thoughtfully designed layout provides seamless indoor-outdoor entertaining with a spacious patio that extends your living space into the Queensland sunshine. Inside, you'll discover built-in wardrobes throughout, ensuring every bedroom offers excellent storage solutions. The modern kitchen comes complete with a breakfast bar, making daily life that much easier, while air conditioning keeps the home comfortable year-round.

- 4 generous bedrooms with built-in wardrobes
- 2 well-appointed bathrooms
- Modern kitchen with breakfast bar
- Air conditioning for year-round comfort
- Spacious entertaining patio
- Double garage with secure parking
- Broadband internet connectivity ready

The secure double garage provides convenient parking and the laundry and provides direct access to the outside clothesline.

Kirwan stands as one of Townsville's most family-friendly suburbs, perfectly positioned for modern living. This thriving community of over 20,000 residents offers everything families need within easy reach. The suburb boasts excellent educational facilities, with Kirwan State School, The Willows State School, Kirwan State High School, and Ryan Catholic College all serving the local community with outstanding programs including special education services.

The strategic location along Kern Brothers Drive ensures easy access to commercial services and shopping, while major arterial roads including the Ring Road provide seamless connectivity to Townsville's CBD and beyond. This established suburb, developed in 1968, combines the charm of a close-knit community with all the conveniences of modern suburban living.

4 BED | 2 BATH | 2 CAR

PRICE:
$666,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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