



FOR SALE

LOCATION PLUS!

Located in a leafy and quiet part of Greenwood Estate, at the end of a no-through road, is this lovely home on 470 sq. m.

*Please note, the owners are in the process of subdividing the land into two equal lots, with Council approvals in place. Currently there are two separate homes on a 940 sq. m. allotment, and any contract would be subject to these works being completed and new titles being issued. (See the attached plan.)

Inside you will find 3 bedrooms, 2 with built-in robes and the main bedroom has a walk-in robe and ensuite.

There's a good-sized central living and dining area next to the large kitchen with a pantry and breakfast bar.

The main bathroom has a bath and separate shower, whilst there's also a separate laundry with extra storage space.

To the side of this lovely home is a single carport and entertainment area, or it could be used as a double carport.

Other great features of this home are:

- Greenhouse area to the side of the carport.
- Garden shed in the back yard.
- Additional parking space at the front.
- Fully fenced from the side of the house.
- Lovely green views from the back yard.

This home is currently tenanted at \$435 per week on a periodical lease.

Buyers looking for a lovely low-maintenance home, in a very nice part of Kirwan, should check out what's on offer here.

Call and arrange for an inspection.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not

3 BED | 2 BATH | 1 CAR

PRICE:
\$625,000

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.

33a Seldon Place, Kirwan, Q, 4817.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.