

# 101/58 Euro Boulevard, Kirwan, Qld 4817



## Sold House

Friday, 3 November 2023

101/58 Euro Boulevard, Kirwan, Qld 4817

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 424 m2**

**Type: House**



Dylan Weiske

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**\$455,000**

Featuring a gorgeous floorplan in a beautiful location; this beautifully presented and immaculately maintained family home is perfect for both the owner-occupier looking for a newer, more modern home that's move in ready and of course the investor looking for a lucrative opportunity in the heart of Kirwan. Welcome to 101/58 Euro Boulevard, Kirwan. The Property:- 3 Generous bedrooms featuring walk in wardrobes- 1 Oversized media room/4th bedroom- Master bedroom features a walk in robe and modern ensuite- Master bathroom features a walk in shower and tub- Tiled living area for carefree cleaning- Spacious kitchen with stone benchtop and breakfast bar- Ducted air conditioning throughout- Double lockup garage- Gorgeous open plan design with oversized patio- Lush, easy care lawns- Amazing views of the golf course from the back patio- Gated community with secure access- Very affordable body corporate. The Opportunity: This beautifully presented family home is currently vacant and move-in ready by owner-occupiers. Should the savvy investor take interest in the property, they can look forward to an estimated rental return of \$500 - \$530 per week in the current market. The Location: Situated in the gated community of Royal Palms Green, this beautiful & modern family home is centrally located and is close to schools, shopping, entertainment, and of course the golf course:- Willows Golf Course in your backyard- 3 Minutes to Willows State School and Ryan Catholic College- 4 Minutes to Brothers Leagues Club- 5 Minutes to Willows Shopping Centre & Canon Park- 8 Minutes to Riverway Lagoons- 12 Minutes to James Cook University. Being in a gated community, there is a body corporate appointed for the Royal Palms Green. Annual body corporate fees are approximately \$4000 per annum if paid on time. Properties with features like these are in HIGH demand in the current market climate. Get in quick before it's gone. OPEN FOR INSPECTION EVERY WEEKEND UNTIL SOLD! \*\*For more information or to book your private inspection, please contact Dylan on 0447 267 806. Interested parties should verify the accuracy and currency of the information and make their own independent inquiries as the agent cannot attest to the correctness of the information provided. Some file photographs in use may have been taken some time ago or modifications have been conducted at the property since the photography. Please rely on your own inspection and investigations to determine if this property is suitable for your requirements and information provided is general in nature. First National Townsville bears no liability for any loss sustained due to inaccuracy or omission.