

# 13 Martello Drive, Kirwan, Qld 4817



## House For Sale

Thursday, 30 May 2024

13 Martello Drive, Kirwan, Qld 4817

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 660 m2**

**Type: House**



Alex Chapman

## High \$400,000s

This delightful 3-bedroom family home in the heart of Kirwan presents a fantastic investment opportunity. Currently tenanted at \$490 per week with a secure lease until February 2025, it is a rare opportunity to secure a lucrative investment in this pocket of Kirwan. Located in a highly sought-after pocket, this property offers both a great return and a comfortable lifestyle. The property boasts three spacious bedrooms, each featuring plush carpets, built-in wardrobes, and split system air conditioning, ensuring comfort all year round. The recently renovated bathroom exudes luxury with its large step-in shower and floor-to-ceiling tiles. An additional separate toilet adds convenience for family living. The large open-plan kitchen, living, and dining area is a highlight of the home. Bright, airy, and spacious, this area is perfect for entertaining or enjoying a quiet night in with the family. The kitchen is a chef's delight, complete with a large wrap-around benchtop, ample cupboard space, and top-of-the-range oven and cooktop. Step outside to the expansive rear patio, ideal for BBQs and soaking up Townsville's year-round sunshine. Stretching the length of the property, this space is perfect for family gatherings, while the secure yard provides a safe environment for children and pets to play. The added benefit of no rear neighbours enhances the sense of space and privacy. The location of this home is truly enviable. It is within walking distance to Willows State School, public transport, and local parks. A short drive will take you to Willows Shopping Centre, Willows Golf Course, Cannon Park Precinct, and Brothers Leagues Club. This peaceful and convenient location highlights why this pocket of Kirwan is so popular. Although every care has been taken to ensure accuracy, 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.