

**17 Gatton Street, Kirwan, Qld 4817**

**House For Sale**

Wednesday, 24 April 2024

17 Gatton Street, Kirwan, Qld 4817

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 631 m2**

**Type: House**



Dean Dank  
0747504000



Jackson Clarke  
0451252501

## Offer's Over \$449,000

Unlock your investment potential or embark on your homeownership journey with this delightful 3-bedroom, 1-bathroom residence in Kirwan, Townsville. Set on a generous 631 sqm block, this property offers a lucrative opportunity for investors seeking rental returns or first home buyers aiming to establish roots. The spacious layout and abundant natural light create a welcoming atmosphere, perfect for modern living. With a well-equipped kitchen, comfortable bedrooms, and a spacious backyard, this home promises both functionality and charm. Complete with a single car garage, it's a savvy investment or a dream starter home awaiting its discerning owner. Contact Dean 0412 036 276 or Jackson 0451 252 501 today for more information pertaining to this wonderful home, to arrange your private inspection.

**Property Inclusions-**

- 3 Bedrooms
- 1 Bathroom
- 1 Car Garage
- Internal Laundry
- Large Living Dining w/ Galley Kitchen
- Main Bathroom w/ shower, bathtub combination
- Separate toilet
- Rear Patio for entertaining or additional carport using side access
- Garden Shed
- Freshly painted inside and out
- New carpets
- New vinyl timber look planking in the living area
- Manual Irrigation
- 12 volt lighting on dimmers throughout
- Stainless fans throughout
- Split Systems Throughout

Rental Appraisal \$460 - \$480 per week

**Disclaimer:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.