

**20 Lerida Street, Kirwan, Qld 4817**



**House For Sale**

Wednesday, 12 June 2024

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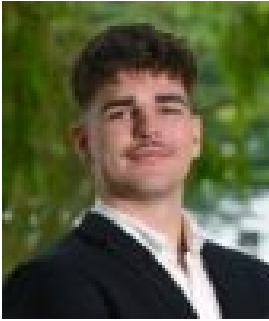
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 597 m2**

**Type: House**



Ben Faulks  
0747559559



Nicky Faulks  
0403023663

## Offers Over \$439,000

Situated in quiet, leafy pocket of Kirwan, this charming family home is the perfect opportunity for first home buyers, investors, or those looking to downsize. Entering through the front door greets you with spacious, light and bright living area. The freshly painted walls brings a modern touch to the home which is complemented nicely with the hardwood timber floorboards. The kitchen has been renovated and features quality benchtops, as well as plenty of space and storage. Each of the three bedrooms are spacious, creating a personal sanctuary for every member of the family. The bathroom is well-appointed, with bath/shower combo and separate toilet for added convenience. Positioned on a spacious corner block, this property offers plenty of room for kids and pets to play. There is two separate driveways that leads to the underneath secure parking for your vehicle, with plenty of storage. Keep the bills low all year round with solar already installed (approx 4.5kW). In close proximity to schools, parks, and shopping centres, this property offers the perfect blend of convenience and tranquillity. Please call Nicky or Ben anytime if you would like to organise a viewing, as this won't last long!

**COUNCIL RATES:** Approx \$1900 per half year  
**FEATURES INCLUDE:** Freshly painted inside and out!  
Located on a large fully fenced block with dual driveways  
Bore available (no pump attached)  
3 good sized bedrooms  
In a quiet area surrounded by quality homes close to schools and parks