

201/58 Euro Boulevard, Kirwan, Qld 4817

Duplex/Semi-detached For Sale

Thursday, 30 May 2024



201/58 Euro Boulevard, Kirwan, Qld 4817

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 250 m2

Type:

Duplex/Semi-detached



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Offers Over \$595,000

Presenting a very unique buying opportunity in the coveted Royal Palms Green gated community in Kirwan, this immaculate duplex is perfect for work, leisure, and play. Nestled strategically within close proximity to an array of amenities including the well-known Avenues Tavern, the convenience of Woolworths, the entertainment hub of Cannon Park, the expansive retail offerings of Willows Shopping Centre, and the refined leisure pursuits of the Willows Golf Club, this property is the pure definition of modern, low maintenance living. The adaptable layout allows for diverse lifestyles as residents can enjoy convenience, leisure, and exclusivity, with manicured grounds, tranquil streets, and easy access to recreational and retail amenities, all within a serene suburban setting. Perfect for either the pure investor chasing a high yield, or a couple wanting to live in one side and have either teenagers/adult children or elderly parents reside right beside them in the one-bedroom apartment-sized duplex. Whatever your needs are, this is a must inspect. So, call today so we can arrange your viewing!

The Property- Currently rented at a combined figure of \$840p/w, a figure of \$43,680 per year- Duplex one features 3 bedrooms, 2 bathrooms, 2 living area, deluxe kitchen, 1.5 car, & high ceilings throughout- Duplex two features 1 bedroom, 1 bathroom, 1 living area, deluxe kitchen, 1 car, & high ceilings throughout- Easy care, very low maintenance allotment with all front lawns in estate mowed- Side and rear areas of the property are all low care exposed aggregate pathways with no mowing at all and well-drained out to the street- Fully tiled internally including bedrooms for low maintenance and easy cleaning, great for investment properties- Both kitchens feature ample storage, quality appliances, stone surfaces, and dishwashers & plumbing for fridges- All three bathrooms feature stone surfaces to vanities and quality appointments- Full Daiken split-system air-conditioning to all areas- Master bedroom with generous en-suite and mirrored panels to full-length robe- Both garages have great storage and on three-bedroom side there is room for a golf buggy or smart car- Extra storage room to rear of garage on three-bedroom side- Situated in a private secure gated estate with electronic remote and/or security code access- Both duplex residences have access and use of the private gym, 25m pool, and function centre- Both duplex residences have solar hot water and power installed- Very low body corporate fees that cater for the secure gates, parks, community centre, pool, and gymnasium at approx. \$4,133.06 per annum- Council rates also very affordable at approx. \$2,470.46 per half

The Location- Close proximity to Willows Golf Club- Close proximity to Woolworths and local convenience shopping facilities- Close proximity to Willows Shopping Centre- Close proximity to Cannon Park Entertainment and dining precinct- Close proximity to quality schooling and public transport- Short walk to local parks