

**23 Redgum Drive, Kirkwood, Qld 4680**

**House For Sale**

Thursday, 13 June 2024



23 Redgum Drive, Kirkwood, Qld 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 794 m2**

**Type: House**



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## Offers Over \$575,000

Situated on a spacious 794m<sup>2</sup> corner allotment this well-sized family home boasts four bedrooms, two living rooms and a 6m x 4m shed. Offering split system air conditioning throughout and a versatile floor plan, this affordable brick home has all the modern day comforts for today's lifestyle. Located in Emmadale Gardens, one of Gladstone's most sought after and family friendly estates, this prime position is home to walking paths, kids playgrounds and is only a 2 minute drive to Kirkwood Shopping Centre offering Woolworths, McDonalds and so much more. At a glance;- Four generously sized bedrooms featuring brand new carpet, split system air conditioners, security screens, built in robes and blinds. The master bedroom is exceptionally large and also offers ensuite with shower, vanity and toilet. - Family bathroom offers bath, shower, vanity and separate toilet for added convenience. - Well-appointed kitchen located at the heart of the home. Equipped with electric oven, electric cooktop, dishwasher and breakfast bar. - Tiled open plan dining and living area perfectly positioned from the kitchen. This versatile area offers split system air conditioning and sliding door access to the outdoor patio area. - Huge lounge room fit for the whole family. Featuring split system air conditioning, new carpet and is spacious enough to accommodate families both small and large. - Double lock up garage with stylish laundry and internal access for added convenience. - Undercover outdoor patio area overlooking the fully fenced backyard. This spacious yard is perfect for kids and pets to enjoy all year round. - 6m x 4m shed with a 2.5m x 2.5m roller door. Whether you're looking for a workshop space, at home gym space or additional storage this shed is like gold in today's market. - Established garden throughout gives this property that added privacy and tranquility that matches the quiet estate. - Estimate Rental Appraisal - \$590 to \$610 per week. - Council Rates - \$4,100 approx per annum. The vendors have done all of the hard work for the new owners to simply move in and enjoy the wonderful lifestyle this home has to offer. Make your move today and call 23 Redgum Drive, Kirkwood home. Contact Michael Byrnes on 0405 954 034 or email [michael@locationsestateagents.com.au](mailto:michael@locationsestateagents.com.au) for further details. \*\*Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property\*\*