

# 24 Iris Road, Kirkwood, Qld 4680



## Sold House

Monday, 19 February 2024

24 Iris Road, Kirkwood, Qld 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 734 m2**

**Type: House**



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**\$528,000**

Tucked away on a quiet and private 734m<sup>2</sup> corner allotment this renovated four bedroom home is high on style and is perfect for those looking for that designer touch. All the hard work has been done for the new owner to simply move in and enjoy this sensational home. Built by Devine in 2011 this quality home offers that high end feeling while still being designed for today's needs with its caravan/boat accommodation and air conditioning throughout. At a glance;- Galley style kitchen located at the heart of the home. Equipped with gas cooktop, electric oven, dishwasher, breakfast bar and plenty of storage throughout. This kitchen is a real show stopper.- Open plan living and dining perfectly positioned from the kitchen and is the true hub of the home. Offering split system air conditioning, VJ paneling and direct access to the outdoor entertaining area this well designed floor plan flows seamlessly.- Four well-sized bedrooms all featuring split system air conditioning, security screens, built in robes, curtains and carpet. The master bedroom is finished off nicely with walk in robe and large ensuite with shower, vanity, face level storage and toilet. - Main bathroom offers bath, stylish vanity, shower, face level storage and separate toilet for added convenience. - Renovated laundry is easy on the eyes and features plenty of additional storage options. With room for washing machine and dryer this well thought out space is designed with functionality in mind. - Outdoor entertaining area is the ideal spot to enjoy a weekend BBQ and beverage. Featuring pebble concrete, in-built gas connection and overlooking the backyard this is outdoor living with a touch of class.- Established and easy to maintain gardens throughout allows for you to simply move in and enjoy the leafy backdrop this yard and location has to offer.- Dedicated caravan/boat accommodation which gives this home that added versatility that is hard to find in today's market. - 5.5kw solar system to help reduce those costly power bills.- Double lock up garage with internal access for extra convenience.- Rainwater tank with pump will also help to reduce your water bills. - Council Rates: \$4,100 per annum approx.- Rental Appraisal: \$510 - \$530 per week approx. Located in the family friendly Emmadale Gardens estate this convenient and easy to access area is fast becoming one of Gladstone's most popular. Positioned perfectly from Kirkwood Shopping Centre this accessible estate also offers kids playground and walking tracks. Contact Michael Byrnes on 0405 954 034 or email [michael@locationsestateagents.com.au](mailto:michael@locationsestateagents.com.au) before it's too late.\*\*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\*\*