

27 Malbon Road, Kirwan, Qld 4817

House For Sale

Thursday, 25 January 2024



27 Malbon Road, Kirwan, Qld 4817

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 612 m2

Type: House



Damien Keyes

Offers Over \$399,000

If you are looking to get a foothold into Townsville's booming property market, then you need to look at this property today! This property has served its current owners well and has been both their family home to live in, as well as more recently an investment property as their situation changed. In such a convenient location whether you are looking to reside here or find that perfect investment property, there is something for everyone and you will not be disappointed. Situated on a neat and tidy corner block with secure, privacy fencing on all sides, the property is very neat and tidy and is move-in ready. With the current owners making a permanent move due to work commitments, this property will not last long in the market at this price; so act now and secure this little gem!

The Property- Set on a 612m² corner block and presenting as neat as a pin, this home is the perfect entry to the market or investment home- Very private with high fencing on all sides and double gate access on two boundaries- Solid block home, very low in maintenance and ceramic tiling to all internal living areas also very low in maintenance- All four bedrooms are generous in size and are air-conditioned (split system units) and have built-in cupboards- Family-sized bathroom with separate shower, large corner bathtub, and a separate toilet- Well-appointed kitchen adjacent to the large laundry area, with both spaces having plenty of storage space- The original double garage has been partially enclosed and tiled so it can double as another rumpus/games area if needed- Large covered outdoor entertaining area overlooking the in-ground pool, the perfect spot for a family BBQ- Well-proportioned lounge room at the front of the home fully air-conditioned with a split system unit- Currently appraised to achieve between \$570 and \$610 per week rent in this current market

The Location- Walking distance to Willows Shopping Centre- Walking distance to Cannon Park entertainment and dining precinct- A short drive to Riverway Arts Centre and nearby parks and playgrounds- Approximately 20 minutes to the city centre and The Strand- Walking distance to quality primary and secondary schools- A short drive to James Cook University and The Townsville University Hospital via the Ring Road