

**29/1 Burnda Street, Kirwan, Qld 4817**



**Unit For Sale**

Tuesday, 14 May 2024

29/1 Burnda Street, Kirwan, Qld 4817

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 109 m2**

**Type: Unit**



Cameron McDougall  
0432449535

**\$249,000**

This tidy unit offers you a chance to live your best life in a very central location. You and your guests will love the resort style pool and tennis court in this well presented complex. Remote controlled entry gates keep the complex secure and Body Corp will take care of the yards and gardens, welcome to easy living in the Parkwood Villas! Throughout the unit you will find split system air conditioning and remote ceiling fans, ensuring inside stays cool all year round. The kitchen is well appointed, with a Westinghouse oven and ceramic cooktop. Looking out to the rear yard and being connected to the living area so you won't miss out on any family time. The living area is a great size, with room for a large lounge and the dining area will comfortably accommodate 4 people. Through the hallway you can access the two bedrooms both with carpet and built in robes. Further on we have the bathroom with both a shower and a bathtub, a linen cupboard, separate toilet and a laundry room. At the rear of the unit is a private grassed area with a patio, the perfect size for kids or small dogs to play. Body Corp will maintain this on a regular schedule too!

29/1 Burnda Street summary

- 2 generous bedrooms with BIR
- Bathroom with shower cubicle and separate bath tub
- Appliances replaced in Oct 2022 include 3x aircons, 4x ceiling fans, oven and stove top
- Kitchen with plenty of storage
- Split system air conditioning, remote fans and security screens throughout
- Tiles to living areas and carpet to the bedrooms
- Private patio and yard area
- 6 month council rates - \$1,829
- Body Corporate for this year comes to a total of \$8,842.93 (after 15% discount for paying ahead of time)
- Rental appraisal \$400 - \$430 per week

To view, please enquire to arrange a private inspection or video inspection.