

# 31 Canterbury Road, Kirwan, Qld 4817

## Sold House

Saturday, 9 December 2023

31 Canterbury Road, Kirwan, Qld 4817

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 611 m2

Type: House



Jools Munro  
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**\$385,000**

Two Residences located on a corner block walking distance from Kirwan CBD ! Rear residence is a self contained one bedroom property. Front residence boasts 3 bedrooms, outdoor area. The combined rental return will produce over \$700 per week. This property is vacant and ready for a new owner. So many options Multi-generational independent living. Home Office at the rear. The sellers are wanting to be transparent. Independent Building Inspection Report + Independent Pest Inspection Reports, Townsville City Council builders files, sewerage lines, water lines, Rental Appraisal for each structure within this property, City Council Rates obligations and more are available for you to consider. All offers will be presented to the sellers however a viewing of the property is essential. We are able to arrange a virtual tour or you are able to attend for a personal inspection. Digital Virtual Tour has been uploaded to online property portals, however you will need to be on a live viewing for your offer to be considered a serious buyer. Important : Separate Electricity Metres for billing has been put in place. One Water Metre for the property is in place. Standard Townsville City Council Water Plan in place. Front Residence : • lowset brick structure • tiled roof • side gate access to the rear yard • security on all windows and doors • roller weather shields on some windows • limited air-conditioning (lounge and one bedroom) • internal laundry • separate toilet to bathroom room • lounge dining kitchen areas merge and are located near the rear screened under-roof patio Rear Residence : • fully self-contained one bedroom residence • private entry through lockable gate on Whitsunday Drive creating privacy and separation • fully airconditioned - bedroom and combined living space both have air-conditioners • fully secured • fully functioning kitchen with generous bench space, electric appliances and great storage • dining and lounge areas surround the central kitchen • sliding glass doors allow you to move from the living areas to the back yard • full laundry is located behind privacy screens inside the home (great to hide dirty washing you are not ready to deal with) • low maintenance flooring throughout • single bedroom with wonderful built in cupboards • full ensuite We are here to help you. Jools Munro & Craig Allom are very very proud to be presenting this property opportunity to the Townsville Property Market. We are here to help you. Please do call to arrange your inspection.