

4 Champion Circle, Kirwan, Qld 4817



Sold House

Tuesday, 14 November 2023

4 Champion Circle, Kirwan, Qld 4817

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 740 m2

Type: House



Cameron McDougall
0432449535

\$430,000

Centrally located in Kirwan, this family home offers a flexible floor plan and an entertainment area that is sure to impress. The brick construction and large carport pair well with green grass and colourful gardens to make an impressive frontage, this could be the one you've been waiting for! Entering through the front door, you are met with an entry area that flows through to the dining room. At the front of the home, also connecting to the entry is a great sized lounge room with plenty of natural light and room for the whole family. The kitchen offers ample storage with a large window looking out to the patio. The main bedroom will easily accommodate a king sized suit, with an ensuite bathroom and walk in robe. The remaining two bedrooms branch from the hallway and both have built in robes. All bedrooms offer split system air conditioning, ceiling fans, large windows and carpeted floors. With both a shower cubicle and a bath tub, the main bathroom will suit a growing family, and the toilet is completely separate which is perfect for a busy household. With such an expansive patio looking out to the yard, entertaining, BBQ's and birthday parties here will be so easy. There are two large electric blinds that can come down for additional privacy / shade if needed too! Wrapping around the rear of the home is a paved path that will take you to the clothes line, garden shed and right around back to the front of the house. Accessible from the back patio, or through sliding glass doors in the front carport, is an additional airconditioned room with a built in desk and cupboard. Previously used as a home office, this area can be utilised in any way that you want and it has a smoke alarm installed to. The front carport is over sized, and will have more than enough room for two cars. To the side of the carport are double gates that will allow vehicle access through to the rear yard if more space is required.

4 Champion Circle, Kirwan at a glance • 3 bed, 2 bath, 2 carport + office on 740m block • Fully air conditioned with split system units • Walking distance to The Willows State School, Kirwan State Primary School, The Avenues Plaza and many parks and playgrounds • Side yard access, room for a shed or pool • 6 Months council rates at \$2076 • Rental appraisal in the High \$400's • Vacant, waiting to be occupied before Christmas! Don't miss the opportunity to make this house your dream home or an attractive investment property. For more information or to arrange an inspection, call or enquire today!