

# 41 Briffney Street, Kirkwood, Qld 4680



## Sold House

Thursday, 14 December 2023

41 Briffney Street, Kirkwood, Qld 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 716 m2**

**Type: House**



Jay Ellison  
0434644799

**\$450,000**

WHAT'S GREAT ABOUT THIS PROPERTY? • Low set solid built brick house on a level 716m<sup>2</sup> block • Double garage with direct entry into the home • Great floor plan with master bedroom separation • Positioned in a quiet area in Little Creek estate

WHAT'S GREAT INTERNALLY? • Tiled kitchen / dining area central to the home • Four bedrooms suitable for the growing family • Master with A/C, walk in robe and generous sized ensuite • Large separate carpeted lounge room and additional media room

WHAT ABOUT EXTERNALLY? • Good sized back yard with room for the trampoline or a pool • Six foot privacy fencing all around offering safe play for the kids and pets • Undercover entertainment area with plenty of room for the bbq • Blank canvas front and rear yards to create landscaped gardens

WHAT'S GREAT ABOUT THE POSITION? • Situated within the Little Creek estate surrounded by quality properties • Features of the estate includes walking and bike paths, picnic areas, shaded parks • Easy access to the airport, schools, shopping facilities and essential services • CBD, Marina and East Shores only 6 klm away

WHO IS THE IDEAL BUYER? • Growing families needing an extra bedroom or second living room • Investors assured of solid returns and capital growth potential • Retirees wanting easy low set access with room for the visiting family

This family home has a great floor plan where the kitchen and living areas are the centre attraction. There's two carpeted living rooms, offering a lounge room and a media room option. Set among quality properties in a quiet estate it's sure to please many discerning buyers. Call Jay for more information or attend an upcoming Open Home but don't delay.