

**49 Bamford Lane, Kirwan, Qld 4817**

**House For Sale**

Friday, 3 November 2023

49 Bamford Lane, Kirwan, Qld 4817

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 847 m2**

**Type: House**



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**\$395,000**

Welcome to 49 Bamford Lane, Kirwan! This charming 3-bedroom, 1-bathroom house is the perfect place to call home. With a spacious land area of 847 sqm, this property offers plenty of room for outdoor activities and future expansion. The home is neat and complete, with plenty of room to spread out with three large bedrooms upstairs, spacious lounge and another generous rumpus room downstairs, perfect for a teenage retreat or extra living. The kitchen boasts double ovens, large pantry, dishwasher and plenty of bench space. The bathroom is generous with modern tiles and near new vanity. Summer entertaining will be a breeze with the inground pebblecrete pool, paved surrounds and plenty of yard for the kids to roam. A wide frontage means you have side access both sides with the vehicles, boats or caravans. Property Features:-

- Three bedrooms, all with built-in robes
- Fully air-conditioned
- Lovely inground pool
- 847sqm fully fenced block
- Modern kitchen and bathroom
- Large rumpus room/additional living space downstairs
- Automatic single garage under house
- Currently owner occupied, expected rental return \$460-\$480 per week