

7 Koowin Drive, Kirkwood, Qld 4680



Sold House

Wednesday, 23 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 888 m2

Type: House



Hayley Ward
0431378684

\$389,500

Tucked away in sought after Emmadale Gardens estate, this spacious 2010 built home has plenty to offer. Featuring four spacious bedrooms, multiple living spaces, two bathrooms and double garage, this home is ideal for family living or investing. At a glance;

- Built in 2010
- Fully fenced, 888m² allotment.
- Spacious open plan living, dining and kitchen space with split system air conditioner and sliding door access onto the outdoor patio.
- Modern kitchen complete with breakfast bar, dishwasher, stainless steel electric appliances and ample cupboard space.
- Separate media room upon entry of the home for the added convenience of family living.
- Spacious master bedroom with large walk-in robe, split system air conditioner and ensuite.
- Three well-sized additional bedrooms, all fitted with built-in robes and ceiling fans.
- Main bathroom features separate bath, shower and vanity. Separate toilet located nearby for added convenience.
- Separate laundry with linen cupboard and sliding door access to the side yard and clothesline.
- Double lock up garage with internal access and remote roller door.
- Council Rates: approx. \$3,550 per annum
- Current rental appraisal: \$450 - \$480/wk. 6.2% gross rental return
- New carpets installed throughout

Offering a peaceful outlook and private surrounds, this home has no neighbours to one side or the rear. Located in Kirkwood, this home is a short 3-minute drive to Kirkwood shopping complex, consisting of a chemist, doctors surgery, Woolworths, McDonalds, Newsagents, service station, food outlets and more. Within a 5-minute drive of the Bunnings complex, Stocklands and local schools. Contact Hayley to book your private inspection.*Previous marketing photos and digital staging have been used for marketing purposes. New carpets installed after photos taken. **Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property**