

**2/12 Bel Air Avenue, Kirwan, Qld 4817**

**House For Sale**

Saturday, 29 June 2024

2/12 Bel Air Avenue, Kirwan, Qld 4817

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 127 m2**

**Type: House**



Jools Munro  
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## Offers Over \$375,000

Here Is Your Chance to get into the Property Market !! One Half of a duplex : unit size living with your own spacious yard. Pet friendly! This one half of a duplex is cleverly positioned on the corner block of the land which provides a wonderful garden, fenced yard and allows natural light into the home. • Body Corporate Fees Admin Fund: \$5,297.48 pa Sinking Fund: \$ 1,344.32 pa TOTAL: \$6,641.80 pa (This includes your building insurance and looks after all fencing) • Townsville City Council \$ 3,594.16 pa (if paid by due date) • Rental Appraisal : \$460 - \$470 per week You will love : • The position on the block of land creates amazing privacy • Fully fenced yard is wonderful for kids and pets to play and provides lovely security • Roller garage door for private parking • Diamond security on all windows and doors • Tiled throughout the living spaces • Electrical kitchen appliances • Ceiling fans in every room • Air-Conditioning throughout • Carpet in Bedrooms • Separate Bath to the corner Shower - modern cabinetry • Brilliant location - walking to The Avenues Shopping Centre and public transport Jools Munro & Craig Allom are very proud to be representing the selling and marketing this brilliant property opportunity to the market.