

2 Gumnut Pl, Kirkwood, QLD, 4680



House For Sale

Wednesday, 14 August 2024

2 Gumnut Pl, Kirkwood, QLD, 4680

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Fantastic Family Home in Popular Location!

Looking for a well-priced, well-kept property for investment or to move into? 2 Gumnut offers an ideal family layout with exceptional flow from the kitchen through the family room/outdoor living and rear yard ideal for families with young kids!

This property is surrounded by other upper market and well-kept locally built homes all circa 2009. Built by highly regarded and still active local builders, Tenhegger Homes, 2 Gumnut Place boasts a picturesque facade with established gardens, timber-stepped pathway, and extra wide hardwood timber front swinging door.

- Incredible layout with large, air-conditioned open plan living/kitchen/dining that overlooks the outdoor entertaining and flat yard space! Thoughtful design limits need for excessive hallways, saving loads of internal space for living!
- Well-designed kitchen with extra wide island bench, spacious corner pantry, floor to ceiling cupboards, extra wide fridge housing, dedicated microwave housing, 5-seater breakfast bar, glass cooktop, double sink and dishwasher (also included cartridge water filtration system plumbed into the sink).
- 4 spacious bedrooms all with fans and carpet 3 of which are air-conditioned, and all have built-in-robos. The primary bedroom is ideally located well away from the remaining 3 bedrooms, offers a leafy green outlook over the back and side yards, is extra-large and boasts a spacious walk-in-robe and stylish ensuite with extra wide shower recess.
- 3-way bathroom arrangement with separate powder room/ toilet and bathroom with separate shower and toilet!
- The outdoor living area is large enough for the biggest of outdoor settings and has been extended even further to make the most of the leafy green view over the rear neighbours and beyond.
- Over 150sqm of flat & easement free yard space which can accommodate a pool/shed with loads of space left over. In addition to the flat yard space with side access, there is a separate 35sqm space with it's own separate access point from Koowin Drive which is perfect for the boat/caravan/trailer.
- Double garage with electric roller door and dedicated open storage space recessed into the back wall.
- Walking tracks and parks at your fingertips & Kirkwood Shopping Centre just 1 minute away!
- Additional Features Include: Security screens on all windows and doors (excluding front swinging doors), Downlights throughout, Dedicated laundry room with built-in-cupboards, Private backyard screened with established hedging and fencing.

Reluctant owners have loved living here however opportunities are calling them out of state! This property will NOT remain available for long so be sure to be a part of the first inspection opportunities or you will miss out!

Contact Luke Watts from The Watts Team @ LOCATIONS estate agents for details on the next available viewing!

Council Rates - \$3,600 approx per annum

Current rental estimate is \$540 to \$560

****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****