

**27 Seagull Boulevard, Kirkwood, Qld 4680**



**House For Sale**

Friday, 10 May 2024

27 Seagull Boulevard, Kirkwood, Qld 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 299 m2**

**Type: House**



Reanna Graham

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## Offers Over \$369,000

Nestled in the heart of the relaxed suburb of Kirkwood, 27 Seagull Boulevard presents a wonderful opportunity for buyers seeking a blend of comfort and convenience. This low-set house, occupying a modest 299-square-metre parcel of land, is more than just a place to call home; it's a haven for modern living. Upon entering this delightful 4-bedroom, 2-bathroom residence, you're greeted with tastefully appointed interiors, modern fixtures and a thoughtful layout. This property is perfect for a first home buyer, family or as a valuable investment opportunity. Let's take a look at what's on offer:- Step inside to discover the spacious kitchen, living & dining areas. The living area is an inviting space, fitted with a large split system air conditioner, perfect for cozy family gatherings and or as an entertainment zone.- The heart of the home lies in the spacious and well-appointed kitchen, featuring modern stainless-steel appliances, including dishwasher, oven, gas cooktop and an ample amount of storage space.- The open plan kitchen and dining area connect you with the covered, outdoor patio. Creating a seamless blend of comfort and functionality, ideal for hosting memorable family gatherings.- The primary bedroom boasts an ensuite bathroom, walk-in closet and located at the rear of the home, ensuring your comfort and privacy.- The three additional, carpeted bedrooms offer built-in robes and ceiling fans.- The main bathroom includes a shower, large bath, and vanity. The toilet is separate, ensuring convenience for all. - The laundry room includes a wash sink and provides direct access to the clothesline at the side of the home.- Outside is a covered patio, perfect for a relaxing afternoon soaking up the serenity. - This property has an electric hot water system and is fully fenced. Situated conveniently with direct connection to Gladstone & Calliope via the Bruce Highway. Close to the town centre, it's providing easy access to shops, schools, and other amenities. Only a viewing of this property will satisfy, book your inspection today. Contact Reanna Graham 0474 272 219 & [reanna@locationsestateagents.com.au](mailto:reanna@locationsestateagents.com.au) Year Built - 2013 Block Size - 299m<sup>2</sup> Council Rates - \$3,700 approx per annum Estimate Rental Appraisal - \$490 to \$510 per week\*\*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\*\*