

# 3 Riovista Way, Kirwan, QLD, 4817



## House For Sale

Wednesday, 14 August 2024

3 Riovista Way, Kirwan, QLD, 4817

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Annie Campbell

## 4 bedroom home Two Living Areas Perfect Investment Property

Welcome to 3 Rivista Way Kirwan. Situated on a 645m<sup>2</sup> block, this home is the perfect investment property as it is currently rented until 23rd June 2025 for \$450 per week with the same tenants since December 2015 who would love to stay.

### This Home Features

- 4 Bedrooms
- Fully Air conditioned
- Separate lounge and dining
- Second living area
- Ensuite to main with shower
- Shower only to main bathroom
- Separate laundry
- Covered back patio
- Double lock up garage

### Outside Features -

- Fully fenced yard
- Garden shed
- Established gardens

Rental appraisal after June 2025 would be \$550-580 per week.

### The Location:

Situated centrally in the convenient suburb of Kirwan, this beautiful family home is close to dining, entertainment, education and shopping:

- Minutes to Kirwan State Primary School
- Minutes to the Avenues Tavern
- Minutes to Willows Shopping Centre
- Minutes to Canon Park & Reading Cinemas
- Minutes to James Cook University and University Hospital