

# 44 Guilfoyle Circuit, Kirwan, QLD, 4817

## House For Sale

Saturday, 10 August 2024

44 Guilfoyle Circuit, Kirwan, QLD, 4817

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Shelly Lynham  
0414250166

## **Bespoke Executive Home in premium location**

Perfectly planned to take full advantage of the idyllic creek side setting, and 100 m from the Willows Golf Course, this bespoke designed home, with a focus on quality, style and functionality, in one of Kirwan's most tightly held enclaves, presents as an expansive executive family residence.

Featuring an impressive floor plan, with approximately 370 m<sup>2</sup> under the roof, the home has family at its core.

Boasting five generous air-conditioned bedrooms, a formal lounge, an open plan family and dining room, a theatre room, as well as a rumpus room, the design, with an abundance of living space allows for individual areas for parents and children, and a central area for collective gatherings.

The rear patio has been enclosed to add a Sunroom which in itself provides another family area that opens onto the main outdoor entertaining area which overlooks the inground pool and gardens.

The generously sized 884 m<sup>2</sup> fully fenced allotment, with beautifully established lawns and gardens is kept green with an irrigation system that can be fed by either the bore or town water.

### **THE HOME**

- 5 Bedrooms all with wardrobes
- Large Master bedroom with ensuite and walk-in robe at the rear of the home
- Bedroom 2 adjoins a second bathroom and toilet towards the rear
- Bedrooms 3 4 and 5 at the front of the home
- Third bathroom and toilet designed to service the front three bedrooms
- Modern Kitchen with ample bench space & storage
- Open plan family and dining room
- Formal lounge room
- Dining area
- Rumpus room which services the three bedrooms at the front of the home
- Sunroom
- Storeroom
- Fully airconditioned (ducted and split systems)
- Large rear patio overlooking Inground pool
- Double garage
- Solar panels
- Shade sail over pool and driveway
- Fully irrigated with the added benefit of the bore (with a valve to switch between bore water and town water)
- 884 m<sup>2</sup> allotment
- No rear neighbour - Bohle River at the rear

### **THE LOCATION**

- Quiet family-friendly area "Willowbank" on the banks of the Bohle River
- 100m from the Willows Golf Course
- Close to Kirwan's private and public Primary and Secondary Schools
- Short drive to Willows Shopping Centre
- Short drive to Cannon Park
- Short Drive to Riverways