

52 Burnda Street, Kirwan, Qld 4817



House For Sale

Tuesday, 11 June 2024

52 Burnda Street, Kirwan, Qld 4817

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 660 m2

Type: House



Craig Pearce
0400048940

Offers over \$499,000

Generous in proportions and features, this three-bedroom family home is a perfect match for today's modern family. Kirwan and Willows State Schools, Kirwan State High School, The Avenues Shopping Centre, and Belmont Park are all within walking distance, or a few minute's drive away. Our vendors have upgraded the home in recent years, leaving nothing to be done by you. The entry foyer leads directly to the living/dining room, which in turn opens to a second lounge/family room. With timber-look flooring, split system air conditioning, and light gray walls, these rooms provide ample space for the growing family. The galley-style kitchen has upgraded appliances with an electric cooktop, oven, rangehood, plumbing for the fridge, and features a breakfast bar and walk-in pantry. All three bedrooms are ample-sized with air conditioning, carpets, and built-in robes. The master features a walk-in robe and ensuite with shower stall, vanity, and toilet. And the main bathroom has a shower stall, a tub, and a vanity. Sparkling in the rear yard is an inground swimming pool, with paved surrounds, a waterfall, and well-kept gardens along the fences. Designed with low maintenance in mind, the rear yard is almost fully paved for the pool and entertaining, and the left side of the house is paved with double gates to allow for a box trailer. A concrete path on the right side is for the clothesline, and the side patio has been enclosed for extra storage. The pool is great for summer, but so is the 6.6KW solar system to assist with electricity costs during the hotter months.

- Brick veneer three-bed, two-bath home on a 660 sqm block
- Great location for families with schools, parks, and shopping close by
- Two generous-sized lounge/dining and family rooms, split system air conditioning, and timber-look flooring installed in 2021
- The interior of the house was painted in 2021
- Galley-style kitchen with electrical appliance upgraded in 2021, refrigerator plumbing, walk-in pantry and breakfast bar
- Crim-safe doors on all exterior doors
- Bedrooms well proportioned with new carpets in 2021, all air-conditioned, and built-in robes
- Master bedroom features walk-in robe and ensuite
- Large inground pool with waterfall - fresh pool liner and new pool pump both installed 2023
- Paved rear courtyard and pool surrounds with well-kept gardens
- Both sides of the house have been paved/concreted in 2021 - double gates and space for a trailer on the right side
- 6.6KW solar panels (18 panels) installed in 2021
- Roof insulation was installed in 2020 and the tiled roof was repointed in 2021
- New hot water system in 2024
- Rates are \$1,984 per half-year including water
- Rental Appraisal \$550 - \$580 per week

This family home is certain to be the perfect match for a local family! Please contact Craig on 0400 048 940 to schedule a private inspection, or stop by one of our Open for Inspections.