

**88 Lemongrass Lane, Kirwan, QLD, 4817**

**House For Sale**

Tuesday, 1 October 2024

88 Lemongrass Lane, Kirwan, QLD, 4817

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Family Size Home in Gated Complex

Enjoy all the benefits of living in a secure, gated community that will ensure peace of mind not only when you are here, but also when you are away. Set in a quiet street surrounded by other high-quality homes, this really is perfect for those who demand a quality lifestyle without the burden of all the maintenance.

- Four bedrooms all with built in robes
- Master bedroom with ensuite
- Fully re-painted inside
- Family-friendly floor plan with separate living zones
- Kitchen has plenty of bench space, large pantry, & quality appliances
- Tiling to living areas and brand new carpets to bedrooms
- Outdoor patio off the family room
- Fully security screened throughout
- Double lockup garage with automatic roller door
- Currently vacant and ready to owner occupy or rental ready, expected rental return \$530-\$550 per week
- Body Corporate \$4,133 / discount applied if paid on time (20%) \$3,306 per annum
- Rates appx \$3500 per annum

### The Location

Exclusive, secure gated community with gym, 25m pool & function centre. Within close proximity to Willows Golf Club, Woolworths & local convenience shopping facilities. Major shopping complexes within minutes, Willows Shopping Centre and Cannon Park Entertainment & Dining Precinct. Ryan Catholic College and other quality schooling & public transport.