

# 9 Atherton Circuit, Kirwan, Qld 4817

## House For Sale

Thursday, 11 July 2024



9 Atherton Circuit, Kirwan, Qld 4817

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 732 m2**

**Type: House**



Dylan Weiske

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## Offers Over \$549,000

Situated atop a spacious 732m<sup>2</sup> block with double side access, this beautiful 4/2/2 family home is the perfect opportunity to get into Townsville's growing property market and presents a great opportunity to owner-occupiers and investors alike thanks to it currently being both VACANT and MOVE IN READY! Welcome to 9 Atherton Circuit, Kirwan 4817. The Property:- 4 Generous bedrooms with built in robes- Master bedroom features both an ensuite and walk in wardrobe- Multiple spacious living/dining/family areas to mix and match- Air conditioned throughout- Spacious kitchen incl. breakfast bar- Tiled throughout living spaces for carefree cleaning- Breezy open plan design with outdoor entertainment area- Double lockup garage- Generous 732m<sup>2</sup> block with garden shed and double side access- Robust design for easy maintenance The Location: Situated centrally in the convenient suburb of Kirwan, this beautiful family home is close to dining, entertainment, education and shopping:- 2 Minutes to Kirwan State Primary School- 4 Minutes to the Avenues Tavern- 5 Minutes to Willows Shopping Centre- 6 Minutes to Canon Park & Reading Cinemas- 11 Minutes to James Cook University and University Hospital The Opportunity: This gorgeous family home is currently VACANT and MOVE IN READY making it perfect for both owner-occupiers and investors alike. The savvy investor can immediately reap the rewards of their investment with a generous return of \$540 to \$560 per week, based on similar property in the area. This property will be open for inspection every weekend until sold, so get in quick! For more information, contact Dylan on 0447 267 806. Interested parties should verify the accuracy and currency of the information and make their own independent inquiries as the agent cannot attest to the correctness of the information provided. Some file photographs in use may have been taken some time ago or modifications have been conducted at the property since the photography. Please rely on your own inspection and investigations to determine if this property is suitable for your requirements and information provided is general in nature. First National Townsville bears no liability for any loss sustained due to inaccuracy or omission.