



KIRWAN

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RENTAL GUARANTEED UNTIL JUNE 2014 + 3 YEAR OPTION

Are you looking for a solid investment in one of Australia's fastest growing areas Kirwan The Avenues? If so this could be the one!

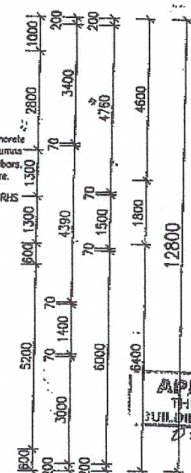
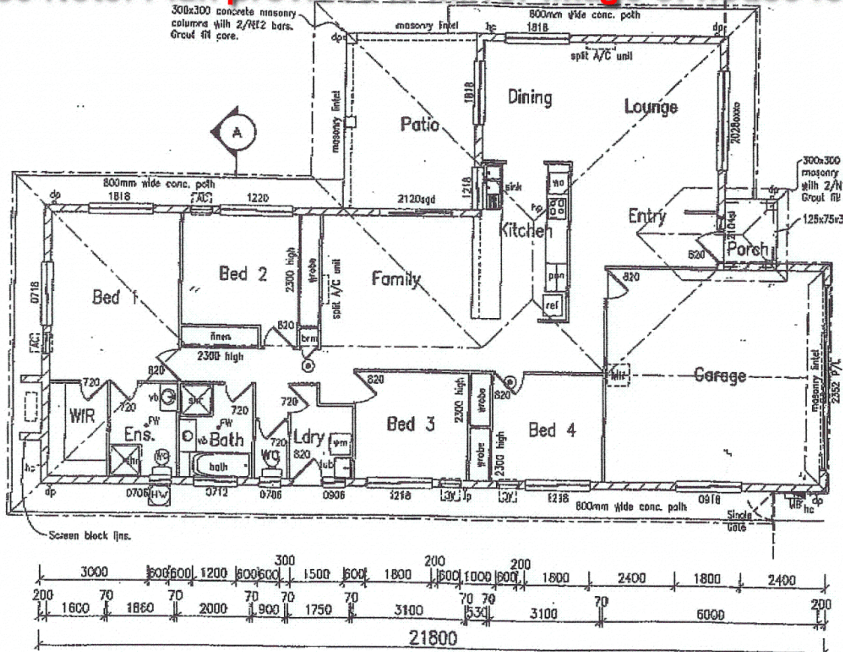
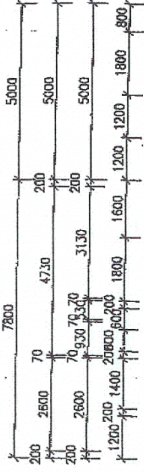
Current rental \$420pw with review at the end of each year. The house is only four years old, so generous depreciation is still available.

As new, modern lowset dwelling of rendered masonry block construction on concrete slab with a tiled roof with excellent street appeal. Accommodation consists of porch, entry foyer, four bedrooms (master with ensuite and walk-in-robe) others with built-in robes, lounge room, family/dining room, kitchen, bathroom, separate toilet and

Building Size : 221 sqm
Land Size : 600 sqm
View : <https://www.lizmcleanproperty.com.au/sale/qld/townsville-district/kirwan/residential/house/5935149>

Please Note: Plan provided is mirror image of house for sale

Floor Areas	
Living Area	161.7m ²
Patio Area	16.7m ²
Porch Area	2.7m ²
Garage Area	39.1m ²
Total	220.2m ²
Coverage	31.6%

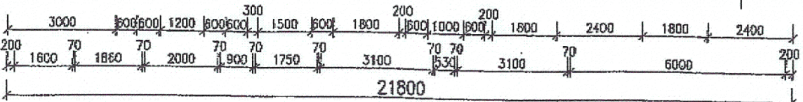


APPROVED
THURINGOWA
BUILDING CERTIFIERS
20/09/2004

Indicates Smoke Alarm

Darryl Bogotto
CONSTRUCTORS
Division of Commercial
Five Horsec
16000
041 8181 744
PO: 4728 1877 Fax: 4728 1844
GPO Suite 72902
7 Northshore Circuit, Parkdale Victoria

Floor Plan



<p>Notes</p> <ul style="list-style-type: none"> CHECK ALL DIMENSIONS AND LEVELS BEFORE COMMENCING CONSTRUCTION. DO NOT SCALE OFF DIMENSIONS; USE FIGURED DIMENSIONS ONLY. COMPLY WITH ALL GOVERNMENT REGULATIONS. COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS. COMPONENT FOR DIMENSIONS TO DAVID THOMPSON DRAFTING SERVICE ONLY. 	<p>David Thompson Drafting Service</p> <p>6 Blenna Street Crawbrook Ph: (07) 4723 8828 PO Box 378 Aitkenvale Business Centre Townsville 4814</p> <p>Lic. Number: QRE553 Expires: 11/03/05 Class: Building Design - Medium Rise</p>	<p>PROJECT "Brittney 160" New Residence for Defence Housing Authority</p>	<p>ADDRESS</p>	DIMENSIONS ARE IN MILLIMETRES DO NOT SCALE		DATE	DRAWN
				ISSUED 30 SEP 2004	CHECKED BY DT	30/9/04	DNT
				DRAWING TITLE Floor Plan		SCALE 1:100	SHEET OF 2 8
		REVISION 1	DRAWING NUMBER BOG1090				