



**PRICE GUIDE:** \$545,000.00

Area: 441 m2

## Family Comfort and Modern Living in the Heart of Kirwan

Exemplifying low-maintenance living with style and finesse this lovely home has been well-designed to ensure effortless flow and surprisingly generous space. Little more than moments to great schools, parks and local shopping. This beautiful home sits outside of the Royal Palms gated community.

### THE PROPERTY

- Three great size bedrooms all with new carpets & built-in wardrobes
- Main bedroom with private ensuite
- Large living area at entry of home
- Second living/dining area at rear of home with high ceilings
- Modern kitchen with ample storage
- 441sqm block
- Side access and good size backyard
- Patio for entertaining
- Double lock up garage
- Lawn Locker



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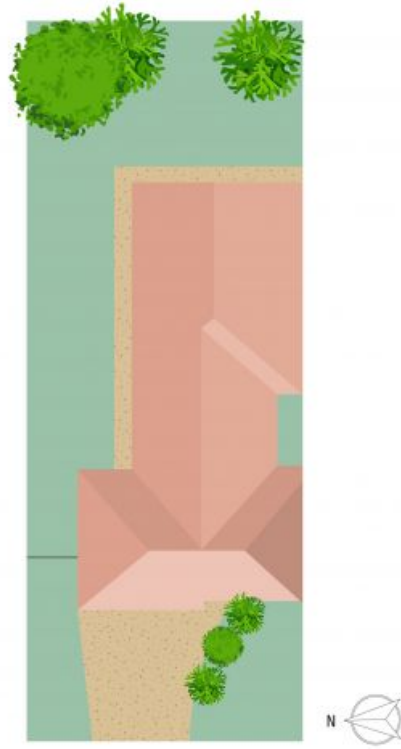
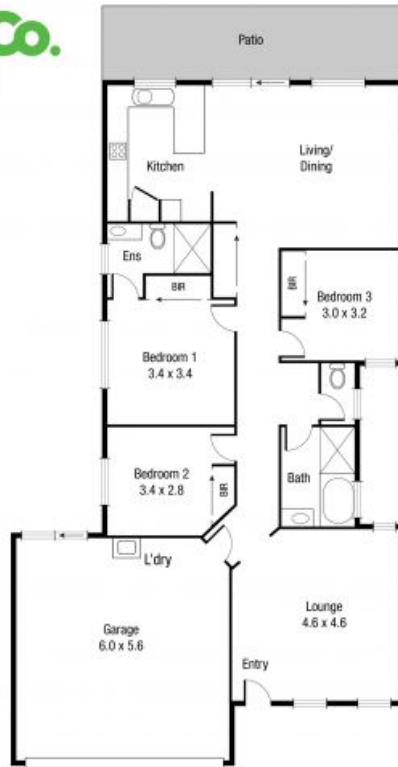


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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

**TOTAL AREA : 159.5 sq.m**

**77 Phoenix Pde, Kirwan**