



## 23 Earl Circuit Kirwan QLD

4  2  2 

Welcome to this exquisite four-bedroom, two-bathroom residence designed for both comfort and elegance, nestled in a serene neighbourhood. As you approach, the home boasts an attractive façade, with manicured gardens and a well-maintained exterior, complemented by an automated irrigation system that ensures a blooming front yard with colourful flora.

Upon entry, natural light floods the spacious living room through large windows, offering a welcoming ambience. Adjacent to the living space, a separate dining area provides ample room for gatherings and family meals. The open-plan design of these areas offers versatility, accommodating various furniture arrangements for both comfort and functionality.

The heart of this home is the sleek and practical kitchen featuring modern appliances, including an electric stove, oven, and dishwasher. Its design prioritizes functionality with ample storage space and expansive countertops for meal preparation, seamlessly blending modern style with practicality.

**Price** : \$ 559,000  
**Land Size** : 800 sqm  
**View** : <https://www.kingsberry.com.au/sale/qld/townsville-district/kirwan/residential/house/7816481>



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GROSS INTERNAL AREA  
 FLOOR 1: 146 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 3 m<sup>2</sup>, PATIO: 36 m<sup>2</sup>, GARAGE: 22 m<sup>2</sup>  
 TOTAL: 146 m<sup>2</sup>  
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.