



## Kirwan, 14 Gardenia Avenue

### A Perfect Place to Start

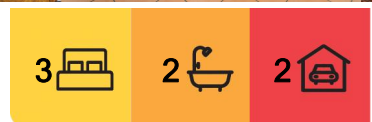
Welcome to 14 Gardenia Avenue, Kirwan

A delightful 3-bedroom, 2-bathroom home that perfectly blends comfort, style, and practicality. Nestled on a generous 432 sqm block, this property is ideal for retirees, first-time buyers, or investors looking for a fantastic opportunity in a sought-after location

Step inside to discover a bright and airy living space, enhanced by split system air conditioning for year-round comfort. The open-plan design connects the living, dining, and kitchen areas, making it perfect for entertaining or family gatherings.

The well-appointed kitchen features a dishwasher and ample storage, ensuring meal preparation is a breeze. Enjoy casual dining at the breakfast bar or host dinner parties in the adjoining dining area.

The home boasts three generous bedrooms, each equipped with built-in robes, providing plenty of storage space. The master bedroom features an ensuite for added privacy and convenience.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/3WEHWK](https://ljhooker.com.au/3WEHWK)

**Contact**  
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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Townsville**  
**07 44262125**



With two modern bathrooms, including a family bathroom with a relaxing bath, this home caters to the needs of busy households.

Step outside to your fully fenced backyard, perfect for children and pets to play safely with side access for the boat or trailer.

The outdoor entertaining area invites you to enjoy alfresco dining or simply unwind in your private garden sanctuary.

Benefit from solar panels that help reduce energy costs while contributing to a sustainable lifestyle.

This property is equipped with essential services, including broadband, ensuring you stay connected. The remote garage adds an extra layer of convenience and security.

Situated in the family-friendly suburb of Kirwan, this home is conveniently located close to schools, parks, shopping centers, and public transport. Enjoy the vibrant community atmosphere while being just a short drive from the heart of Townsville. Don't miss out on this fantastic opportunity to secure a beautiful home in a prime location. Contact us today to arrange a viewing and make 14 Gardenia Avenue your new address!

## More About this Property

Property ID	3WEHWK
Property Type	House
Land Area	432 m2
Including	Air Conditioning Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Panels

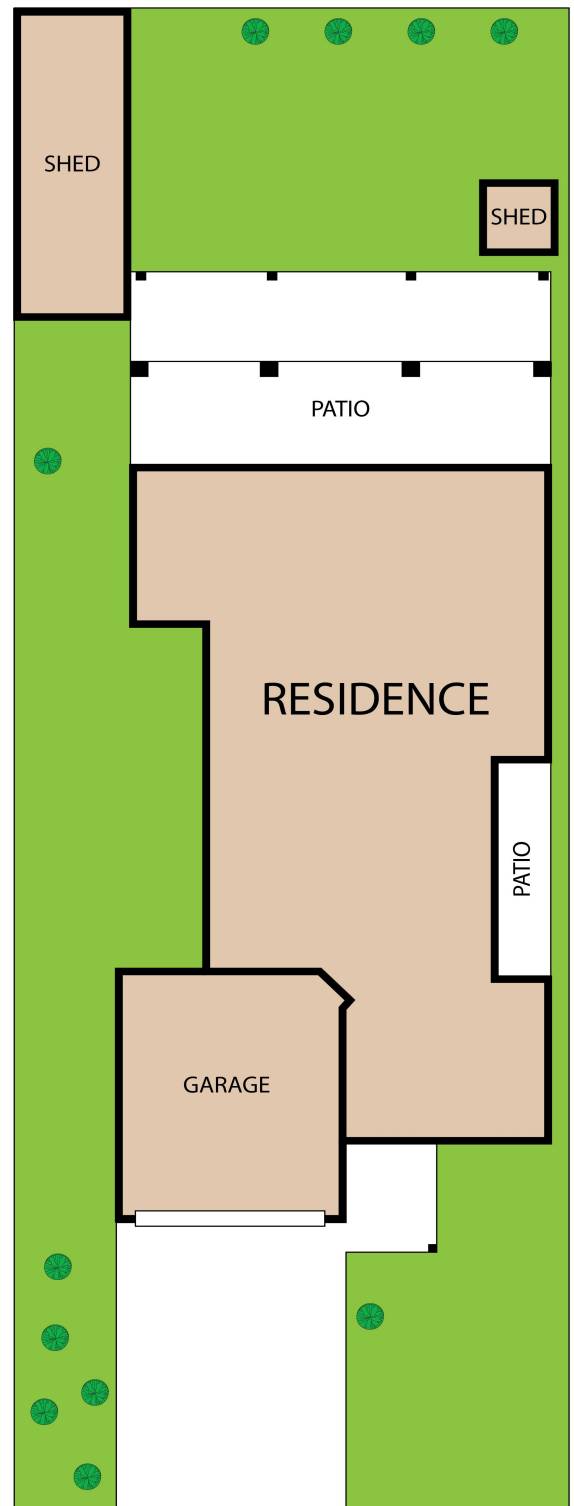
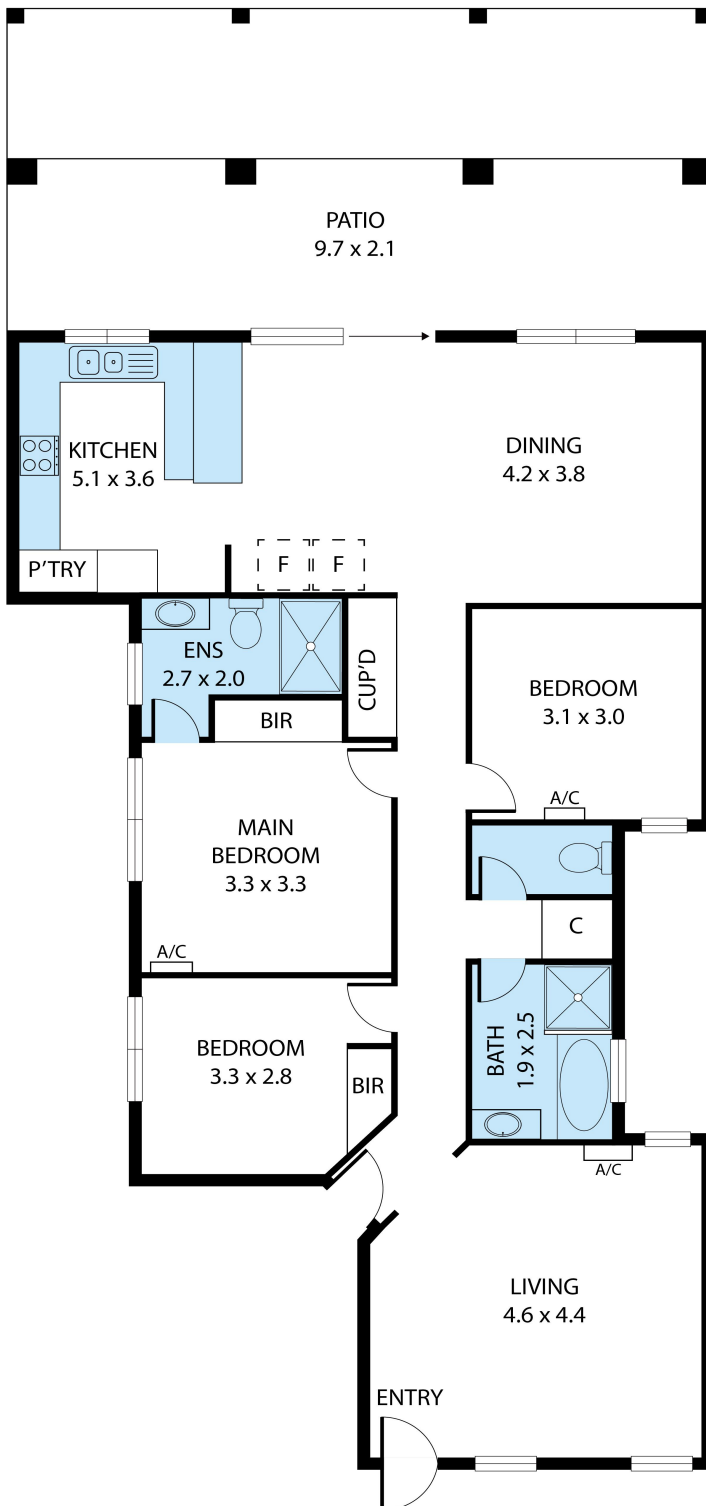
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14 Gardenia Avenue, Kirwan, QLD, 4817

TOTAL APPROX. FLOOR AREA 113 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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