



## Kirwan, 28/9 Nineteenth Avenue

28/9 Nineteenth Avenue, Kirwan

Your Dream Lifestyle Awaits - Golf, Comfort, and Security

Picture this: You're living in a peaceful, gated community where safety, convenience, and a touch of luxury all come together.

Nestled at the edge of a nature strip, this house-style unit offers something truly special - direct access to the Tropic Golf Course, one of Kirwan's gems.

Whether you're a golfer or just love the idea of living close to the greens, this home delivers an unbeatable lifestyle.

Step inside, and you're greeted by a sense of space and comfort. With three large bedrooms, each fitted with split-system air conditioning, everyone in the family can enjoy their own private retreat.



**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.



**For Sale**  
Offers Over \$430,000

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[ljhooker.com.au/3P9HWK](http://ljhooker.com.au/3P9HWK)

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

The heart of the home is the well designed kitchen, overlooking the dining and lounge areas. It's the kind of layout that makes everyday living and entertaining a breeze.

The bathroom offers both a bathtub and a separate shower, perfect for relaxing after a long day or getting the kids ready in the morning, and a separate toilet again adds extra convenience.

And let's not forget the remote controlled garage, providing secure, easy parking with space to spare.

Outside, your private patio and fenced backyard are the ideal spots for morning coffees, weekend barbecues, or just soaking up the tropical sun in your own little sanctuary. Living here isn't just about the home it's about the community. As part of a well-managed body corporate, your levies cover more than you'd expect. Cyclone insurance? Taken care of. Exterior repainting? Covered. Pool maintenance? Handled. All the big-ticket expenses that can stress homeowners are included, leaving you with more time to enjoy the things that matter.

And then, there's the location. Living this close to Tropic Golf Course means you're not just buying a home; you're stepping into a lifestyle. Imagine being able to stroll through the nature reserve for a quick nine holes or heading to the clubhouse for an evening drink with friends. It's not just convenience-it's an experience you'll look forward to every day.

This is more than just a property; it's the opportunity to live your best life. Secure, low-maintenance, and perfectly positioned-it doesn't get much better than this.

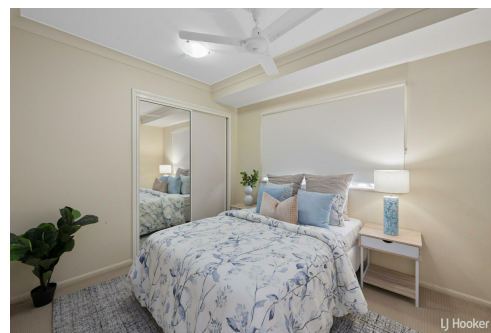
Contact us today to arrange your private inspection and take the first step toward your dream lifestyle.

## More About this Property

<b>Property ID</b>	3P9HWK
<b>Property Type</b>	House
<b>House Size</b>	135 m2
<b>Land Area</b>	323 m2

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