



9/34 Golf Links Drive, Kirwan

4 2 4

## It's not a Unit, its a stand alone house in a gated complex - just a stones throw away from the golf course!

**FOR SALE**  
Offers Over \$699, 000

**AGENTS**  
Clinton Wallis  
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**AGENCY**  
LJ Hooker Townsville  
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When you look at the ad for 9/34 Golf Links Drive you may notice it's addressed like it's a unit, but make no mistake this is a standalone, two storey solid-block house.

There are no shared walls, no common stairwells, no noisy floors above or below you. What you get is a home that gives you the privacy of a house with some built in conveniences associated with a managed complex.

Inside and out the design delivers on family living and lifestyle. Downstairs the kitchen, dining and living zones flow under high ceilings and natural light.

Upstairs a second lounge offers a private retreat. Four spacious bedrooms and two bathrooms give room for the whole household, or overnight guests, without compromising comfort or privacy.

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**LJ Hooker**

From the master bedroom balcony you look out beyond rooftops to the fairways of the nearby golf course which is a tranquil reminder that this is more than a house, it's a lifestyle.

Outside a neat low maintenance courtyard and generous buffalo grass lawn create space to unwind, entertain, or let kids run free without the upkeep burden. Yes there is a secure double garage for your vehicles. But here's where the smart design shows up as the driveway layout and side clearance allow parking for a caravan, boat, or even your personal golf cart.

Imagine stepping out the back door, hopping into your cart and driving straight from home onto the course. That flexibility turns a standard home into a home built around your lifestyle.

Because the property lies within a shared driveway and fenced complex under a managed scheme, there is a small ongoing levy to cover the upkeep of common security features like the electric gate, fence, driveway, security cameras and fire safety infrastructure. Those Body Corporate fees come in at about \$25 per week. At that rate and for the added peace of mind it begins to look less like a fee and more like an asset.

If you're looking for a home that delivers the space and integrity of a stand alone house, but with extra security, flexibility and convenience built in, 9/34 Golf Links Drive gives you all of that and then some. Let me know when you're ready to inspect and I'll show you through.

## MORE DETAILS

Property ID	46AHWK
Property Type	House
House Size	263 m2
Land Area	447 m2

**Clinton Wallis 0403 180 181**

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