



17 Kirrama Street, Waterford

CALL TEAM KEVIN AHN TO ARRANGE INSPECTION!

A Versatile Family Haven in Waterford

Space to Grow, Room to Thrive: A Versatile Family Haven in Waterford

Space, style, and community come together seamlessly at 17 Kirrama Street, a modern five-bedroom lowset residence that delivers the absolute finest in contemporary suburban living within Holmview's highly coveted, family-centric Sanctuary Estate. Architecturally configured to effortlessly balance shared family connection with individual privacy, this beautifully presented home is a masterclass in functional design.

Highlights:

- Multiple living areas including spacious open-plan heart, additional living area, and built-in study desk
- Stylish designer kitchen with premium finishes, stone benchtops, and ample storage
- Oversized and luxurious master suite with walk-in robe and private ensuite; 3 other bedrooms with built-ins and 1 without
- " Nestled within the highly sought-after Sanctuary Estate; Currently

5 2 2

FOR SALE

\$889,000

VIEW

Sat 12th Sep @ 10:00AM - 10:30AM

AGENTS

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AGENCY

LJ Hooker Property Partners
07 3344 0288

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- occupied by long term tenant for \$630/week until Feb 2027, with strong rental appraisal of approximately \$720—\$750 per week
- Exceptional proximity to Holmview Shopping Centre, beautiful local parklands, schools, and well-connected transport links

The floorplan flows outward from a stylish designer kitchen, which serves as the vibrant social heart of the residence. Boasting premium stone benchtops, sleek quality finishes, an integrated dishwasher, and an abundance of storage cabinetry, this culinary hub anchors a light-filled open-plan living and dining zone engineered to bring people together.

Beyond this central gathering space, the property expands to reveal incredible architectural versatility tailored for the modern household. A dedicated built-in study desk provides the ultimate quiet workspace for remote professional days or students hitting the books, while an adjacent, separate small living area offers a private breakout lounge, media room, or teenagers' retreat.

Everyday living feels like a premium resort experience when you can withdraw to your oversized master suite - a true parental sanctuary complete with split-system air conditioning, a gentle ceiling fan, a stylish private ensuite, and a generous walk-in wardrobe.

On weekends, the home transitions into an entertainer's dream, where indoor spaces spill out effortlessly to a covered alfresco patio. Here, you can host friends and family for year-round BBQs while children and pets play safely in the secure, fully fenced backyard.

Every operational convenience has been seamlessly integrated into this low-maintenance property, including split-system climate control, ceiling fans throughout, electric utilities, and a secure double lock-up garage with remote access.

Beyond your front door, you are immersed in a welcoming neighbourhood just moments from beautiful local parklands, trusted schools, childcare facilities, and the bustling Holmview Shopping Centre.

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Sunday & Summer Property Specialists Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 56 653 127 701 / 21 107 068 020

MORE DETAILS

Property ID	B4STF4R
Property Type	House
Land Area	448 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

Kevin Ahn 0400 098 188

Agent/Independent Contractor | kevinahn@ljhsbh.com.au

Sienna Kim 0477 735 068

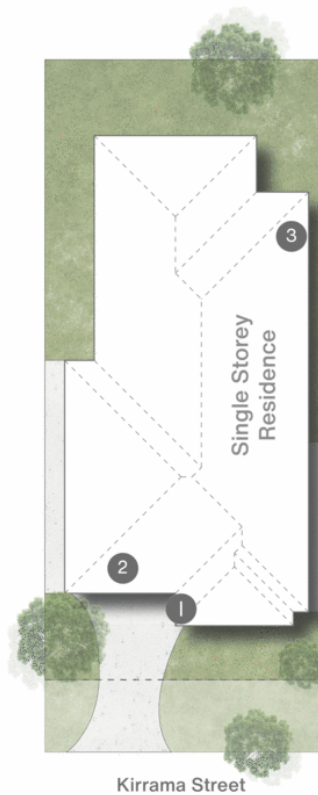
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- 1 Porch
- 2 Garage
- 3 Patio



17 Kirrama Street **KIWATERFORD**

5 | 2 | 2 | 192m² | 448m²

LJ Hooker Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
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