



17 Kirrama Street, 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 tenanted for \$630/week until Feb 2027, with strong rental appraisal of approximately \$720—\$750 per week
- Exceptional proximity to Holmview Shopping Centre, beautiful

5 2 2

**FOR SALE**  
FOR SALE

### VIEW

Thu 28th May @ 5:00PM - 5:30PM

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

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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  
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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

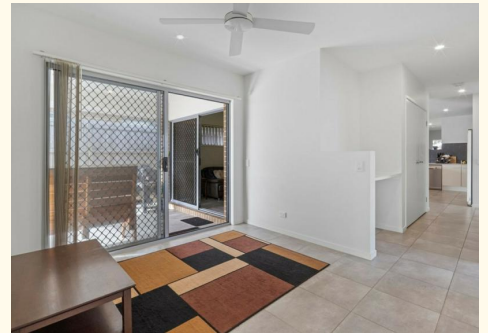
Agent/Independent Contractor | [kevinahn@ljhsbh.com.au](mailto:kevinahn@ljhsbh.com.au)

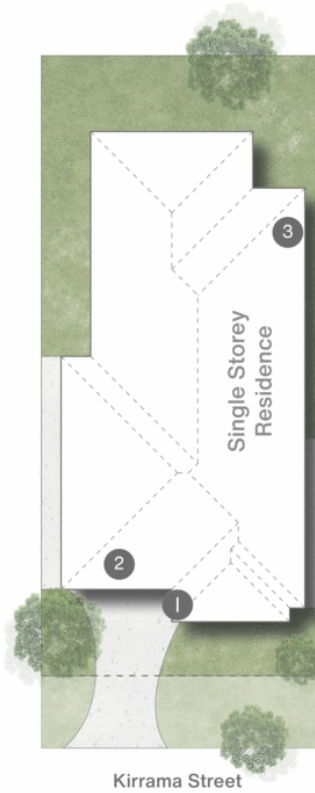
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- 1 Porch
- 2 Garage
- 3 Patio



17 Kirrama Street **KIWATERFORD**

5 | 2 | 2 | 192m<sup>2</sup> | 448m<sup>2</sup>

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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