



## 13 Sunningdale Ct Kirwan QLD 4817

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Now Leased!!

Date available: 21 April 2025

[Book Inspection](#)

## STunningdale

NOW LEASED!!

Is this your NXT dream home?

Check the location and let's not forget the property and all that it has to offer. Surrounded by other great quality homes this is highly sought after position in the always popular Kirwan.

Beautiful home with two large open living areas, fresh kitchen with Island bench, full air conditioning throughout, main bedroom with the walk in robe along with ensuite, three further bedrooms with two having built in robes, main bathroom with the separate shower and tub, internal laundry and storage options galore.

Outside will be a delight on the expansive under cover patio for entertaining, sparkling inground pool, lush lawn and gardens, garden shed, lawn locker and fully fenced on a manageable block.

Property Features:

- Fantastic Street appeal can only entice you into the home

NXT GEN Property

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- Upon entry is the first of the two living areas
- Tiled throughout to make cleaning a breeze
- 2nd living section is more Central to the property and has an inbuilt timber display and storage cabinet
- Kitchen is fresh with the white cupboards and darker tones to the bench tops
- Included to the kitchen is a gas cooktop, new rangehood and breakfast bar to the Island bench
- Main bedroom has the walk in robe and the convenient ensuite (PLEASE NOTE - Air conditioning updated to split system this room)
- 3 further bedrooms, 1 to the rear and 2 more to the front of the home
- Internal laundry
- Full security screens and blinds throughout
- Extra spacious undercover patio for entertaining guests
- Beat the heat in the inground pool
- Double lock up garage with direct internal access with 1 automatic roller door (2nd being quoted for install)
- Full fencing to the sides and rear with garden shed plus a smaller lawn locker
- Lets not forget keeping the power bills down with a 5kw solar system installed

Location Features:

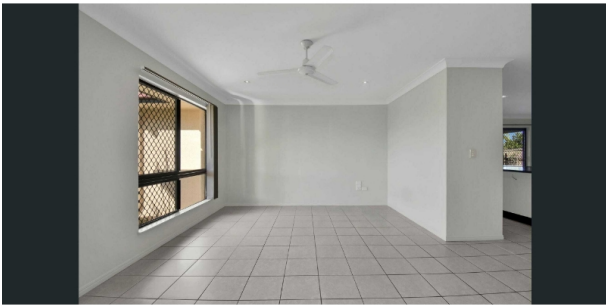
- The major Willows Shopping Centre less than 5 minutes drive away
- Similar distance to Cannon Park Entertainment Precinct, Riverway Complex and numerous sporting associations
- A number of Schooling options nearby with both Primary and Secondary choices
- Tropics Golf Club for the avid golfer, a short buggy ride away

PROPERTY AVAILABLE FROM APPROX the 21st April 2025. TO INSPECT THIS PROPERTY, PLEASE REGISTER YOUR DETAILS AND COMPLETE AN ONLINE APPLICATION.

Please note - All parties should make and rely upon their own enquiries in order to determine the accuracy of the information supplied. Some file photographs in use may have been taken some time ago. Please rely on your own inspection and investigations as the property may have changed since the photographs were taken. Nxtgen Property bears no liability for any loss sustained due to inaccuracy or omission

Property Code: 3344

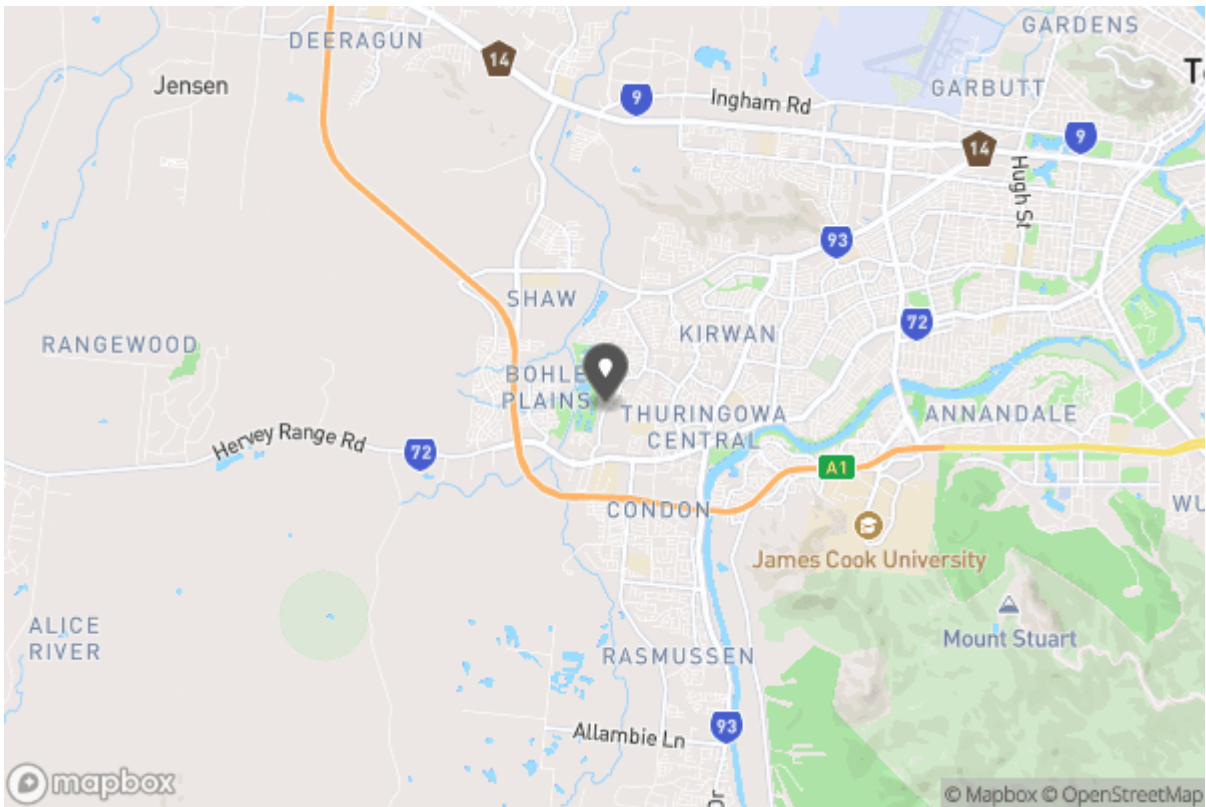
# Gallery







# Location Map





Don't forget to  
confirm your  
inspection by  
SMS or email

## Asset Managers

[townsville@nxtgenproperty.com.au](mailto:townsville@nxtgenproperty.com.au)

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Hermit Park QLD 4812



## Why Book with NXT GEN Property

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

[https://2apply.com.au/Property?agentID=ARO-nxtgenproperty&uniqueID=virgop\\_39\\_1647](https://2apply.com.au/Property?agentID=ARO-nxtgenproperty&uniqueID=virgop_39_1647)