



28 Lanark Street Kirwan QLD 4817

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Now Leased!!

Date available: Now

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## Dual Living in Kirwan

Now Leased!!

This is the perfect home to assist with bringing the rental payments down for all.

Downstairs has been ideally setup for the teenager who has recently entered the workforce but can't afford to go 'solo' just yet. Mum n Dad can be upstairs while enjoying some freedom in your own 'digs'. Alternatively a great set up for a grandparent/s with their own separate space. Includes a separate bedroom, bathroom, kitchenette and living/dining space.

Upstairs is fully air conditioned, with 2 bedrooms, modern bathroom, living space and large kitchen. Double carport, fully fenced large yard, laundry and undercover area complete the picture.

Property Features Upstairs:

- 2 bedrooms both with built in robes and air conditioning
- Large combined lounge/dining area with air conditioning

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- Great sized kitchen with ample cupboard and bench space
- Main bathroom with shower over tub
- Fully tiled so NO carpets!!

Property Features Downstairs:

- Large Kitchenette with 2 x induction burner, benchtop oven and microwave
- Combined tiled living/dining area
- 1 x split system air conditioned bedroom
- Updated bathroom with shower recess
- Laundry and uncover area
- Double carport
- Large fully fenced yard

Location Features:

- A number of Schools and Childcare facilities in the near vicinity
- Small complex of convenience shops and the Kirwan Tavern a short walk away
- Public transport extremely close
- Willows Shopping Centre only 5 minutes by car
- Cannon Park Entertainment Precinct and Riverway Complex both similar distances

Property has a new roof and upgraded electrical box.

PROPERTY AVAILABLE FROM THE 5TH OF SEPTEMBER 2024. TO INSPECT THIS PROPERTY, PLEASE REGISTER YOUR INTEREST AND COMPLETE AN ONLINE APPLICATION.

Please note " All parties should make an rely upon their own enquiries in order to determine the accuracy in 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.

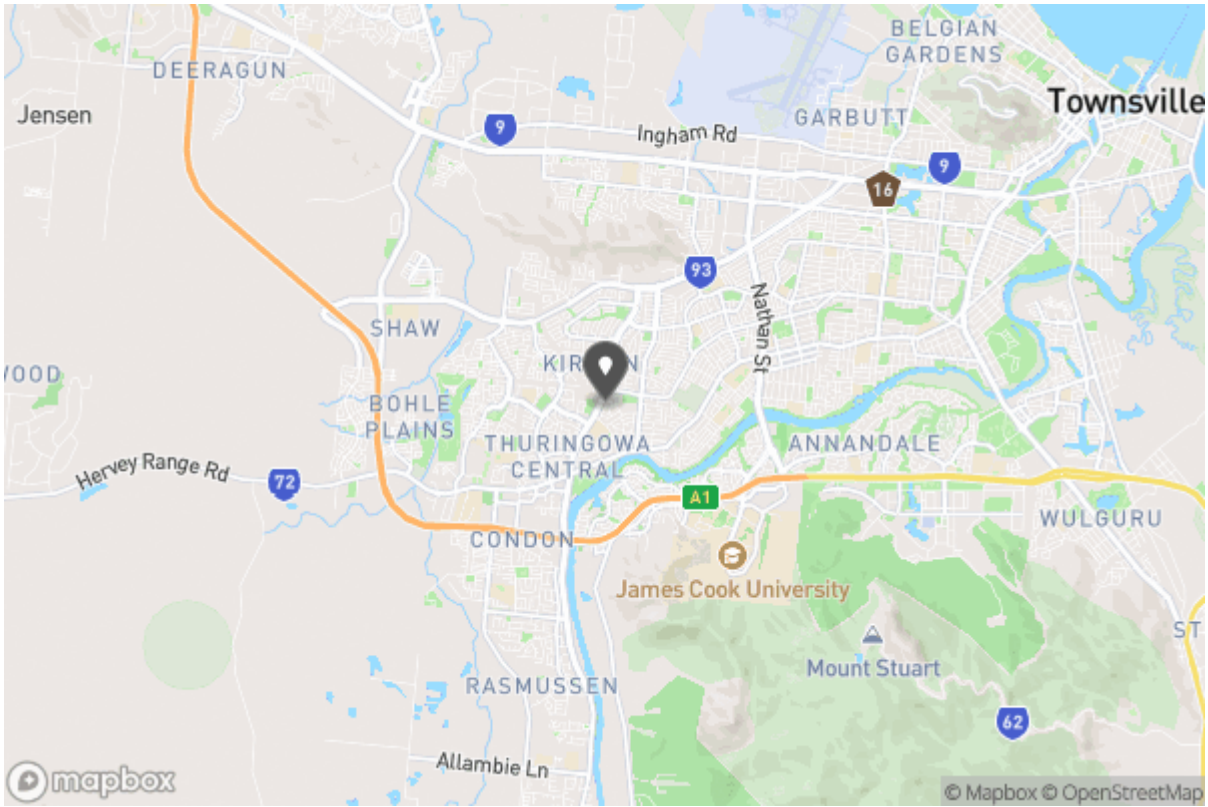
Property Code: 3239

# 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)

07 4775 7777  
84 Charters Towers Road  
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\\_82](https://2apply.com.au/Property?agentID=ARO-nxtgenproperty&uniqueID=virgop_39_82)