

**37 Birrabang Street, Kirwan, QLD, 4817**

**House For Sale**

Wednesday, 13 November 2024



37 Birrabang Street, Kirwan, QLD, 4817

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



Lisa Tatnell

## **A MASSIVE SHED, Sparkling Pool, Solar and even room for Granny!**

Are you tired of looking at tired houses? Need a home that has enough room for that unruly teenager or elderly parent? Want a pool and a shed, but still need to be close to local schools and shops? 37 Birrabang Street may just be your new family home.

Located in one of Townsville's fastest selling suburbs of Kirwan, this family home has been lovingly-maintained and there is nothing left to do here but move in and enjoy. With two separate living areas, a sparkling saltwater pool and an incredible outdoor entertaining space, your family will have plenty of room to spread out!

But wait 'til you see the shed! This shed + workshop is one of the biggest we have ever seen! There is plenty of room here for your home-hobby and still space to park your project car and store all of your tools.

Upstairs - polished timber floors flow throughout for a classic sense of style, and you'll appreciate that the kitchen has been renovated. It features stone benchtops, an induction cooktop and heaps and heaps of custom soft close cabinetry.

All three bedrooms feature built-in wardrobes and air-conditioning to keep your family cool year-round.

The primary suite has enough room for a king-size bed, spit system air-conditioning and a large mirrored wardrobe with built-in cabinetry.

The family bathroom features a shower and a large corner tub for the kids.

Downstairs is the perfect place to home that unruly teenager or elderly parent. It features air-conditioning, tiled flooring and direct access to the patio and carport. There is even a full bathroom and kitchen giving you the ability to live completely separately.

Outside is where you are sure to spend all of your time! Perfectly-positioned to be in the shade year-round, this covered patio is the perfect place to entertain and keep an eye on the kids in the sparkling pebblecrete pool.

There's even double gate side access with heaps of room to store your reef boat, caravan or your tip trailer.

37 Birrabang Street is located on a fully fenced 809m<sup>2</sup> block. On the roof, there is a solar panel system that is sure to help keep your energy bills down.

The location is fantastic!

Here, you are located close to some of the very best schools and shops that Townsville has to offer.

Major shopping is just minutes away at the Willows Shopping Centre. Townsville's largest employers - James Cook University, Lavarack Barracks and the Townsville Hospital are a short 15 minute drive away. The Townsville CBD and beaches of The Strand are a 25 minute drive away.

With a HUGE Shed, Sparkling Pool, Solar and the Best teenage retreat we have ever seen - This one won't last long!

So you better be quick!

We'll see you right here this weekend!