

**39 Kirwan St, Keperra, QLD, 4054**



**House For Sale**

Wednesday, 27 November 2024

39 Kirwan St, Keperra, QLD, 4054

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**

## Charming Post-War Home on Subdividable 822m2

Nestled in a tranquil pocket of Keperra, 39 Kirwan Street offers an exceptional opportunity to secure a charming post-war home on a subdividable (STCA) 822m2 allotment. Boasting a 20.07m frontage, this property is an astute investment, presenting excellent potential for long-term growth in an area undergoing exciting gentrification with renovations and new builds.

The home has been extensively updated over the past 4-6 years, ensuring modern comfort while retaining its timeless character. Updates include fresh paint inside and out, repolished hardwood floors, new air conditioning, downlights, and ceiling fans throughout. The mains feed has been upgraded, the fireplace installed, and the bathroom has been completely renovated.

The home itself is in fantastic condition, making it ideal for buy-and-hold investors or those looking for a comfortable residence. Inside, you'll find three spacious bedrooms, each with built-in wardrobes, ceiling fans, and air conditioning. The property is brimming with charm, featuring casement windows, polished hardwood floors, and high ceilings. The large, air-conditioned living room with a cosy fireplace provides a welcoming space to unwind, while the modern bathroom, complete with floor-to-ceiling tiles, adds a touch of luxury.

The eat-in kitchen is both functional and inviting, equipped with a moveable island bench, gas cooktop, oven, and rangehood. From here, step out onto the rear covered deck, perfect for hosting gatherings or enjoying quiet moments overlooking the expansive backyard. With ample under-house storage, including a lockable storage room, and excellent side access, the practicality of this home is unmatched.

Located just a short stroll from Keperra train station, Dallas Parade Shops, and the Keperra Golf Course, this property combines convenience with lifestyle. Whether you're an investor or a homeowner looking to capitalise on the area's upward trajectory, this is an opportunity not to be missed.

### Location:

- 350m to Keperra Train Station
- 350m to Dallas Parade Shops
- 750m to Keperra Country Golf Club
- 1km to Great Western Super Shopping Centre
- 1km to Mitchelton State High School
- 1.4km to Grovely State Primary School
- 2.5km to Brookside Shopping Centre

Phone Haydn Denovan for more information.