

# Harcourts Kingsberry



## 35 Riley Circuit Kirwan QLD

4 2 6

Introducing a magnificent family home that offers the ultimate lifestyle with all the amenities you could possibly need. This stunning four-bedroom, two-bathroom home is a spacious retreat offering privacy and luxury in a desirable location.

Upon entry, you will be welcomed by the light-filled and spacious living area that is perfect for relaxed family living. The first living area features large windows that bathe the room in natural light, while the second living area is more intimate with direct access to the outdoor entertaining space, perfect for hosting events.

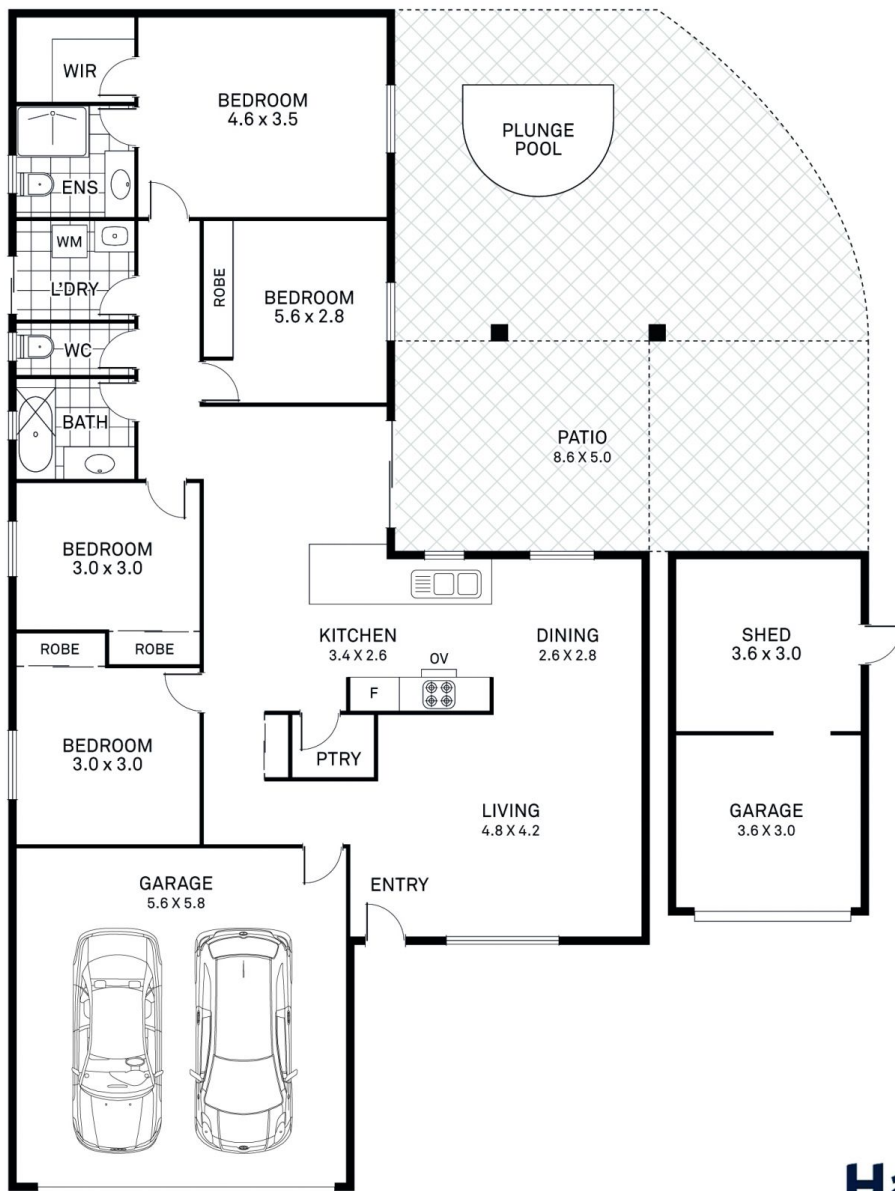
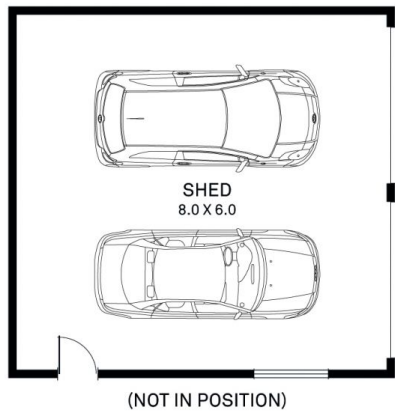
A separate dining space provides a designated area for meal times, while the well-appointed kitchen with modern appliances, a walk-in pantry, and ample bench space is a chef's dream. The kitchen seamlessly flows to the outdoor

**Price** : \$ 534,000  
**Land Size** : 803 sqm  
**View** : <https://www.kingsberry.com.au/sale/qld/townsville-district/kirwan/residential/house/7532426>



Jayden Evans  
07 4772 2022  
0477 543 617  
[jayden.evans@tsvharcourts.com.au](mailto:jayden.evans@tsvharcourts.com.au)

# 35 Riley Circuit, Kirwan



AREA (M <sup>2</sup> )	
GARAGE/SHED	- 102
LIVING	- 119.9
PATIO	- 43
TOTAL	- 264.9