



## Kirwan, QLD

34 Belmont Park Avenue

**3** BED  
**2** BATH  
**2** CAR



### UNIQUE LOCATION. AMAZING HOME

Perfectly positioned on an 840 m2 Open Style block, is this high spec & very well-built AP Williams home. Its across the street from Belmont Park, and The Avenues Shopping Precinct.

The home was built in 2001, it has 3 bedrooms and features an ensuite and HUGE walk-in robe to the main bedroom, the main bedroom is Double Size and can out to the rear patio.

All bedrooms have built-ins & air-conditioning throughout, a combination of splits and in-ceiling units.

The 'shed' which is under the actual house roof line, could be able to be converted and certified to a 4th Bedroom or Living area (with DA approval)

Features listed below;

### SOLD

**Council Rates:** \$1,000/qtr (approx)

**Contact:** Stan Politanski  
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Karen Politanski  
0455254744

**Type:** House

**Sold Date:** 23/02/2023

**Land:** 840m2

**Year Built:** 2001

<https://www.liveninvest.com.au>

### Property Features

Air Conditioning, Bath, Built-ins, Close to Parklands, Close to Schools, Close to Shops, Close to Transport, Dishwasher, Entertainment Area, Formal Lounge, Fully Irrigated, Garden, Garden Shed, Internal Laundry, Level Lawn, Living Area, Low

Maintenance, NBN Installed, Remote Garage, Safe, Security  
Windows, Shed, Solar Panels, Solar Power, Storage Area,  
Walk In Robe, Workshop