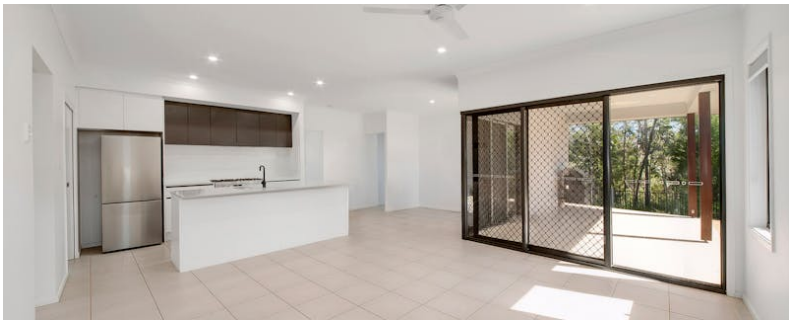

32 Phelps Circuit, KIRKWOOD, QLD 4680

Near#New Investment Opportunity in Quiet Modern Estate

Elders Gladstone and Tannum Sands are excited to present 32 Phelps Circuit to the market for the very first time. Built in 2019 by Absolute Homes, this modern, low-set residence offers a bright and welcoming layout designed for easy living and effortless entertaining.

Showcasing clean lines, neutral tones and quality inclusions throughout, the home is ideally suited to families, professionals, or investors seeking a lowâ##maintenance, contemporary property.

At the heart of the home is the openâ##plan living and dining area, complete with tiled flooring, ceiling fans and splitâ##system air conditioning for yearâ##round comfort. Sliding glass doors create a seamless connection to the covered outdoor entertaining area, delivering excellent indoorâ##outdoor flow.

The wellâ##appointed kitchen is both stylish and functional, featuring stone benchtops, a large island bench, stainless steel gas cooktop and oven, dishwasher, and generous storage including a walkâ##in pantry. This space is perfectly designed for family meals and social gatherings.

TYPE: For Sale

INTERNET ID: 300P147770

SALE DETAILS

Offers over $699,000!

CONTACT DETAILS

,

Jay Murray-Lowe
0497 508 122

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

All bedrooms are well sized and carpeted, each offering builtâ##in robes and ceiling fans. The master bedroom is privately positioned and includes splitâ##system air conditioning and a modern ensuite. The main bathroom is finished in crisp white tones and features a separate shower, fullâ##size bathtub and contemporary fixtures.

Positioned in a quiet, modern street, this home delivers comfort, practicality and modern appeal in equal measure - offering a nearâ##new feel with nothing left to do but move in and enjoy.

Investment highlights:

Currently tenanted at $550 per week

Lease in place until June

Last rental increase in December 2025

Fantastic, reliable tenants already in place

With construction costs at an allâ##time high, opportunities like this are becoming increasingly rare. 32 Phelps Circuit offers the best of both worlds - a modern build and immediate rental return.

A walkâ##through video is available by messaging Carly on WhatsApp â## 0477 697 727.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Exhaust

- Land Area 450.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite

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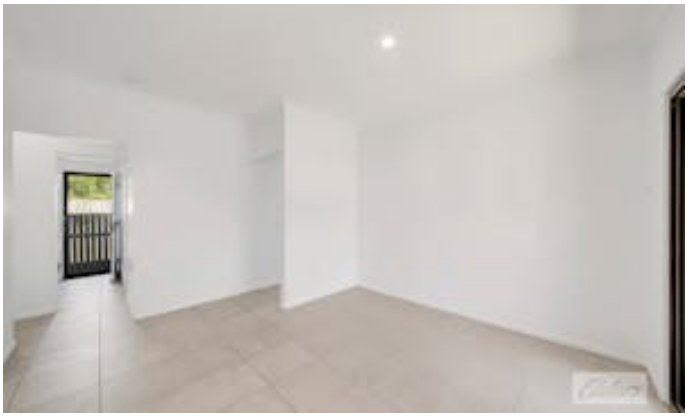

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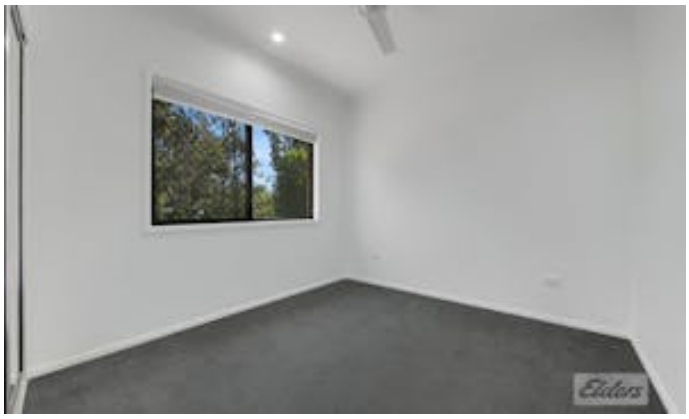

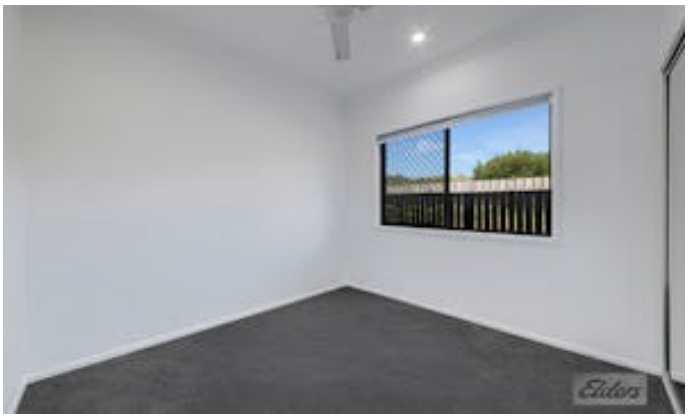

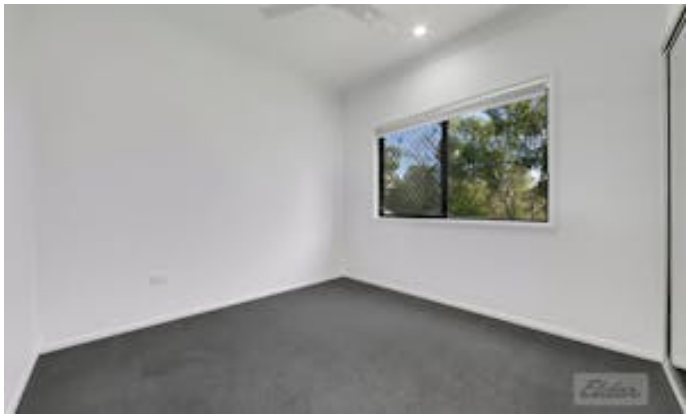

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