



## 8 Seagull Boulevard, KIRKWOOD, QLD 4680

### Investment Opportunity in Kirkwood!

Positioned on a 353m<sup>2</sup> allotment in the ever-popular Kirkwood Estate, 8 Seagull Boulevard is available now. This low-set, four-bedroom home is perfectly suited to investors trying to build their portfolio, the property is currently tenanted and ready for its new owners!

Step inside to discover a flowing open-plan design that combines the kitchen, dining, and main living zone—a welcoming space for everyday living or weekend entertaining. The modern kitchen is well-appointed with stone benchtops, ample bench space, an electric cooktop, oven, dishwasher, and a generously sized pantry.

The home features four comfortable bedrooms, all with built-in wardrobes and ceiling fans. The master bedroom is privately positioned with its own ensuite, while the remaining bedrooms are serviced by a central family bathroom.

Year-round comfort is guaranteed with split-system air conditioning, and the internal laundry adds further convenience to everyday living.

Step outside to a covered alfresco area overlooking a fully fenced, low-maintenance

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.

**TYPE:** For Sale

**INTERNET ID:** 300P179708

**SALE DETAILS**

**\$620,000**

**CONTACT DETAILS**

**Jay Murray-Lowe**  
0497 508 122

backyard-ideal for kids, pets,

- Currently tenanted at \$550/week until 13/05/2026
- Rental appraisal: \$550-\$570 per week

Whatsapp video tour available â## text 0477 697 727

Contact Jay Murray-Lowe today to arrange an inspection or for more information!

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

- Land Area 353.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite



