# 46 ROBERTS STREET, HERMIT PARK, QLD, 4812









# SOLD

## PRICE REDUCTION ON ROBERTS STREET

Located in a quiet street in beautiful Hermit Park is this newly renovated 3-bedroom, 1 bathroom fully air-conditioned post-war home. Everything has been done and is move in ready. The home has had a new roof replacement just completed and all of the paperwork for the new roof install is provided.
This home has been pampered with polished timber floors, bright fresh paint inside and out and features 3 generous sized bedrooms complete with split system air conditioners, fans and built in cupboards in each. There is a beautifully renovated bathroom with a walk-in shower recess. The stunning eat-in kitchen is complete with ample storage and bench space with a brand new 900mm Technika gas stove top and oven to suit the chef of the house.

Underneath the house is a secured, concreted area for storage and entertaining and leads out to the large backyard complete with its own sitting area suitable for entertaining and enjoying an afternoon drink with friends.

The home is perfectly positioned on a large 809 sqm2 block which would allow multiple opportunities for the new owners such as;

• Sub divide the large block (STCA);
• Another dwelling could be built or moved to the rear of the property (STCA); or
• Build a shed and/or add a pool to cool down in Townsville's heat.

Located right in the heart of Hermit Park, you are within easy proximity to the Hermit Park Shopping Centre, state and private schools, RSL Club and the new Townsville Stadium. Situated on the city fringe it is just a short drive to the CBD and Townsville's iconic Strand.

A full information pack is provided consisting of rates, building and pest inspection report and any other additional information consistent to the renovation. This information pack can be emailed upon request.

## 3 BED | 1 BATH | 2 CAR

PRICE:
$400,000

OPEN FOR INSPECTION:
N/A



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