



FOR SALE

420SQM BLOCK 3 BRM 2 BATH, 2 CAR LU, SOLAR, \$550K NEGOTIABLE

420sqm block 3 bedroom, 2 bathroom, 2 lock up garage, solar, great inner suburb close CBD- \$550,000 negotiable. Rental return expectation \$500- \$550 per week.

Ideal for Family or Investor!

Discover this modern 3-bedroom, 2-bathroom home, perfectly situated on a 420sqm block in the highly sought-after suburb of Mount Louisa. Built in 2015, this property is packed with features that make it perfect for families or savvy investors.

- **Spacious Living:** All three bedrooms are carpeted, with built-in cupboards, and the master bedroom boasts a walk-in robe and blackout blinds, ideal for shift workers. The rest of the home is beautifully finished with white tiles, creating a bright and clean atmosphere.
- **Upgraded Features:** This spec home includes 2.7m high ceilings, a stunning timber deck at the back and a front porch, both maintained annually with oiling for longevity.
- **Energy Efficient:** A 6.6kW solar system, installed in June 2020, helps you save on energy bills, producing up to 40kW on long summer days with a 20-year warranty in place. Gas heating and a stove make it both eco-friendly and efficient.
- **Comfort Year-Round:** Air conditioning throughout, with a split system in the lounge, ensures comfort during Townsville's hot summers. Plus, the home features underground irrigation for the whole block, regularly maintained and fully functional.
- **Well Maintained:** Immaculately cared for by a single female owner since new, this property has been termite inspected as recently as August 2023, and all the timber in the roof is treated. A brand-new turf was installed in September 2023, so you'll enjoy lush green outdoor spaces without the hassle!
- **Convenience & Security:** The double lock-up garage includes one electric roller door for easy access.
- **Rates:** approx \$1500 per ½ year, mains power, water and sewerage.

Virtually Furnished for Visualization

• **Virtual Furnishing:** The home has been virtually furnished to help you visualize its potential, providing a clear idea of space and design to make it easier for you to see how you can make this house your own.

3 BED | 2 BATH | 2 CAR

PRICE:

420sqm block 3 brm 2 bath, solar, \$550k negotiable

OPEN FOR INSPECTION:

N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.