

# 1-3 Dryandra Court, Greenvale, Qld 4816

## House For Sale

Thursday, 18 April 2024

1-3 Dryandra Court, Greenvale, Qld 4816

Bedrooms: 2

Bathrooms: 1

Area: 1873 m2

Type: House



Lorraine Brian Martin  
0419755109

**\$269,000**

There's not many wonderful family-friendly places where you can buy a 3 bedroom home on almost half an acre for \$269,000. But you can in Greenvale! Looking for a change of pace, a healthy and safe environment to bring up the kids? Or maybe even a peaceful place to retire? This is bush living at its best! Enjoy good old-fashioned community spirit in an affordable township. The small town of Greenvale is generating increasing levels of interest due to its housing affordability (and isn't that becoming rare?) and emerging opportunities for expansion. In terms of employment opportunities, current contractors in town include Powerlink, Roadtek and UGL. There are also many surrounding cattle stations for those seeking station work. The township is historically a mining town, and this industry is rumoured to be re-emerging in the near future. This sturdy steel-framed, concrete block house was built in the thriving mining boom of the 70's when things were done properly! A comfortable home boasting three bedrooms, a bathroom with separate toilet, an office space, indoor laundry and galley kitchen. Living spaces are plentiful, with an interior lounge room, large covered outdoor bar area as well as a huge enclosed patio/rumpus room. Situated on an elevated, sweeping +1800m<sup>2</sup> corner block on the edge of town, this spacious property enjoys vistas of the neighbouring golf course and township. Enjoy stunning views to both sunrise and sunset, and an exhilarating night sky! There are two covered car parking spaces, a 2 door shed and, with so much room to move there is space for boat and caravan, more parking, another shed or anything you desire! The township of Greenvale is a small bush community with an impressive array of resources. As you drive into town, you will encounter a well-stocked roadhouse, caravan park and the famous Three Rivers Hotel where many a community gathering takes place! Move on past the op shop, community hall and post office (deliveries twice a week) to be surprised by an Olympic sized swimming pool! Right in the heart of town is a park with a covered play area, and outdoor BBQ which is well used by both visitors and locals alike. Sporting resources include two full-sized tennis courts and a rambling 9 hole golf course. The host, Greenvale Country club, puts on regular dinners and provides a hub for special community events which are well attended by the locals! There is an active SES, Ambulance and Rural Fire Brigade service. The primary school of approximately 38 children provides a close-knit, supportive school environment for the kids, who enjoy many community events throughout the year. The township sits northwest of Townsville on the Gregory Development road, between Charters Towers to the south and The Lynd to the north. Greenvale enjoys regular deliveries of fresh produce and anything you may need from 'the big smoke'. The RFDS visits weekly, utilising the local airstrip, and other visiting services include optometrists, masseuses and hairdressers. This is an opportunity to step into the housing market and enjoy space and freedom away from the stresses of city life! It would also be an incredible investment property as most homes in Greenvale rent for over \$500 per week. Greenvale is located 203 kilometres north of Charters Towers along the Gregory Development Road and is in the midst of gem fields and areas of valuable minerals. The town has a Woollies grocery delivery service, an Olympics sized swimming pool, local police station, flying doctor service and of course, the 3 Rivers local pub. The population of Greenvale today is 237, but is expected to burgeon into the thousands with future planned development... The mine development has already been announced and infrastructure works have commenced.... The property is located in the Township of Greenvale, a friendly community which is just seeing the beginnings of what is set to be a big period of growth... <https://www.defence.gov.au/business-industry/finding-opportunities/local-business-opportunities/greenvale-training-area> <https://blog.iseekplant.com.au/blog/north-queensland-set-for-major-1.3-billion-nickel-and-cobalt-project> <https://www.naif.gov.au/media-centre/71-million-naif-funding-for-north-queensland-fertiliser-project-creating-more-than-500-jobs> <https://sconi.com.au/project> For more information or to make an offer, call The Martins at Helen Munro Property Lorraine 0419 755 109 Brian 0437 959 984