

1/44 Love Lane, Mundingburra, Qld 4812



House For Sale

Thursday, 13 June 2024

1/44 Love Lane, Mundingburra, Qld 4812

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 605 m2

Type: House



Damien Keyes

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\$495,000

Nestled in the heart of family-friendly Mundingburra, this charming property offers a perfect blend of comfort, convenience, and natural beauty. Set on a fully fenced 605m² block adorned with fruit trees like paw paw, avocado, and grapefruit, this home provides a serene and secure environment with ample space for children to play. The low maintenance house, set back from the street, features a secure lockable front porch leading into a distinct living area that exudes elegance and warmth. Located in a convenient area with lots of amenity nearby, the property is a short walk to Sherriff Park and the scenic river walkways, providing abundant recreational opportunities. It's also just moments away from the ever-popular Otto's Market and the precinct in one direction, and offers easy access to the CBD, Stockland, Myer, and Castletown Shopping Centres in the other direction. The Mater Hospital, James Cook University, and Townsville University Hospital are all within close proximity, as are quality schools including those in the Pimlico catchment area and the Cathedral School. Public transport is conveniently a short walk away, making this property a highly accessible and well-connected home. After nearly seven years with the current owner, this is a fantastic opportunity to own a home in the beautiful and highly sought after suburb of Mundingburra.

The Property- Fully fenced secure leafy 605m² block with plenty of shade by beautiful fruit trees including paw paw, avocado, lime, and grapefruit, while also boasting ample room for children to play in a safe and secure yard- Low maintenance home set back from the street- Secure lockable front porch with plenty of yard space at the front of the home as well- Upon entry, a separate living area and formal dining space welcomes you on one side of the entrance, with the kitchen and hallway down to the bedroom area of the home- Spacious kitchen with ample bench and storage space- Lots of natural light entering both the main lounge and dining rooms via the well-positioned windows and high ceilings add to the light and airy feeling- Beautiful hardwood timber floors throughout the interior, adding a touch of natural charm and character to the living spaces- Versatile and functional downstairs area offering ample storage and various opportunities, fully lockable with a separate toilet adjacent from the laundry (not conforming to legal height standards but still very functional and usable)- Fully air-conditioned separate dining/lounge area, providing a comfortable and inviting space for gatherings and shared meals.- Backyard features a fully functioning enclosed spa bath and shaded by a beautiful Poinciana tree- Very practical layout with one wing of the home dedicated to living/dining and the other wing set up specifically for sleeping quarters and the bathroom- The property was reroofed in 2016 with a colour bond roof from the previous owner, so in very good order

The Location- Quality, sought-after, family-friendly Mundingburra- Super close to Sherriff Park and river walkways- Moments' drive to Otto's Restaurant and Idalia's Precinct- Close to the CBD- Close proximity to Stockland, Myer, and Castletown Shopping Centres- Close proximity to The Mater Hospital and a short bike ride from James Cook University and the Townsville University Hospital- Located in the Pimlico High and Mundingburra primary catchment, and close proximity to the Cathedral School as well as other quality schools- Public transport a short walking distance away