

**11 Mawson Street, Bluewater Park, Qld 4818**



**House For Sale**

Sunday, 28 April 2024

11 Mawson Street, Bluewater Park, Qld 4818

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 4000 m2**

**Type: House**



Allison Gough  
0421583168

**\$570,000**

A well maintained acreage property ready for you, your family, the chooks and the horse. A modernised three-bedroom home with separate study or home office and open plan living spaces. Fully fenced to the boundary with established gardens, Chicken pen and Horse stable. Livable Features: • Additional 4th bedroom or home office • Open plan tiled living areas • Modern family kitchen with walk in pantry • Good storage options • Family size bedrooms • Two separate bathrooms • Glass louvers features • Air conditioning • Internal laundry Outdoor Inspiration: • 4000sqm allotment • 5kw Solar power System • Full length outdoor patio to both the back and front of the home • Fully fenced to the boundary • 6x6m powered work shed • Double carport to the house • Fenced Chicken house • Fenced horse stables • Wood Shed Current Rates Before Discount: \$3,440.38 per annum Potential Rental Income: \$530.00 per week Get to know Bluewater: Bluewater is a thriving community containing a number of facilities and attractions. Bluewater Park is a popular tourist destination with designated free campsites, and is located close to the Bluewater Store (currently closed for business), Bluewater Creek, and the newly developed Urban Forest and Fitness Trail. Toolakea and Bluewater Beach are popular recreational areas, and there is a boat ramp facility and waste transfer station towards the end of Bluewater Drive. Other facilities in the Bluewater area include a post office, a community centre, a Girl Guides training & camping centre a Scout hall, and popular Bluewater State School. There is also a Bluewater Caravan Park and Bluewater Medical Practice, however they are both technically located in Purono Park, on the Bruce Highway. Interested parties should verify the accuracy and currency of the information and make their own independent inquiries as the agent cannot attest to the correctness of the information provided. Some file photographs in use may have been taken some time ago or modifications have been conducted at the property since the photography. Please rely on your own inspection and investigations to determine if this property is suitable for your requirements and information provided is general in nature. Ray White Townsville bears no liability for any loss sustained due to inaccuracy or omission. Inspections Welcome, call #AllisonGough 0421 583