

**12 Bartlett Avenue, Mundingburra, Qld 4812**



**House For Sale**

Saturday, 9 December 2023

12 Bartlett Avenue, Mundingburra, Qld 4812

**Bedrooms: 3**

**Bathrooms: 2**

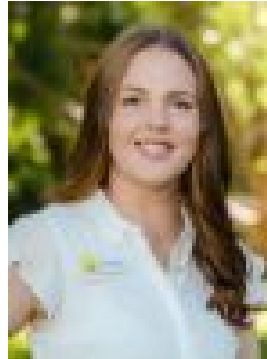
**Parkings: 2**

**Area: 1110 m2**

**Type: House**



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## Offers Over \$499,000

Ray White Townsville proudly welcomes to market 12 Bartlett Avenue in Mundingburra! Nestled within an exclusive and highly sought-after enclave in one of Townsville's most beloved suburbs, this classic low-set brick home exudes a timeless charm and offers a wealth of possibilities. From the moment you arrive, you'll be enchanted by all this beautiful property has to offer. Step inside and you find yourself in a spacious and inviting combined lounge and dining space. The tiled flooring adds to the appeal of a low-maintenance lifestyle, while the open layout allows for seamless interaction between the living spaces. Overlooking this area is the well-appointed kitchen at the rear, which boasts an abundance of cabinetry and ample bench space for meal preparation. The two in-set marble chopping boards on the benchtop are a feature rarely seen anymore and adds a touch of sophistication to this functional culinary space. Off the kitchen you'll discover a second living space, offering flexibility and versatility to cater to the growing family. This unique floorplan features direct access from the second living area into a large walk-in storage robe. This convenient connection leads to a master bedroom where you'll find a private haven complete with an adjoining ensuite. The additional two bedrooms are generously proportioned and include walk-in robes, ensuring plenty of storage space for your belongings. All three bedrooms have been recently updated with brand new carpet. At the end of the hallway, the centrally located family bathroom features a walk-in shower, whilst a separate WC adds convenience for daily living. Beyond the interior, this property offers an array of practical amenities. An external laundry caters to your washing needs, while two lockable storage rooms provide ample space for organisation. The large double garage provides secure parking for the family vehicles and features additional storage capacity with wall-lined shelves. At the rear, there is an expansive covered outdoor patio where you and your family can relax and entertain while enjoying views over the large backyard. The vast 1,110 square metre corner block of land is fully fenced and features double gate access on either side of the home, allowing for various possibilities. There is plenty of room to create your dream garden, add a shed for additional storage, and even install a sparkling pool for endless sun-filled days of enjoyment. Furthermore, the location of this residence is simply unbeatable. Situated in an exclusive enclave, you'll enjoy easy access to a host of amenities, including public transport options and some of Townsville's finest schooling choices. Nature enthusiasts will appreciate the proximity within an easy walking distance to Anderson Park, while a mere 5-minute drive finds you at Stockland Shopping Centre with a range of major retailers and specialty shops. Don't miss the opportunity to make 12 Bartlett Avenue your new home. Contact Giovanni or Jaimee today to find out more and secure your inspection time! \*Property Description/Write-Up is Copyright of Team Giovanni at Ray White Townsville. Disclaimer: Ray White Townsville has prepared this information using every endeavour to ensure that the information given is true and accurate but accepts no responsibility or liability in respect of any errors, omissions or inaccuracies that may occur. All prospective purchasers should endeavour to make their own enquiries to verify the accuracy of the information provided.