

13 Browning Street, Mount Louisa, Qld 4814

House For Sale

Wednesday, 12 June 2024



13 Browning Street, Mount Louisa, Qld 4814

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 531 m2

Type: House



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Offers Over \$649,000

Discover a hidden gem in the quiet, sought-after suburb of Mount Louisa. This stunning home blends sophistication and practical family living, offering a unique and versatile design that will exceed your expectations from the moment you step inside. The heart of the home is the designer kitchen, featuring stone benchtops, sleek white cabinetry with woodgrain accents, high-quality appliances, a breakfast bar, and an elegant glass splashbacks. This culinary haven seamlessly connects to the open-plan dining and family areas, as well as the outdoor entertainment space, blending indoor and outdoor living effortlessly. Keep an eye on the kids while preparing meals or unwinding in the lounge, thanks to the expansive glass sliding doors. The view of the sparkling pool and the adjacent parkland adds a touch of serenity to your daily life. Perfect for movie nights, the theatre room serves as the ultimate retreat for cinematic experiences. Additionally, a dedicated children's retreat, situated off the main living area and near the bedrooms, offers a safe and enjoyable space for kids to play and relax. This thoughtful inclusion enhances the home's family-friendly allure, providing a unique benefit rarely found in similar properties. The master suite serves as a practical yet luxurious parents' retreat, offering a peaceful getaway within the home. With a spacious walk-in robe and an ensuite designed for convenience, including a double rain shower, double sink vanity, and ample storage, it ensures both comfort and functionality for everyday living. The home is equipped with additional amenities to enhance daily living. This includes a 6.6kw solar system for energy efficiency, an air-conditioned remote control double garage for convenience, and a solar hot water system with an electric booster for eco-friendly heating. Additionally, a storage shed adds extra functionality to the property, making it as practical as it is attractive.

Your Property;

- Generous open-plan layout, thoughtfully designed for space and practicality.
- Luxury kitchen featuring stone benchtops, sleek white cabinetry with woodgrain accents, high-quality appliances, a breakfast bar, and an elegant glass splashbacks.
- Additionally, enjoy the convenience of plumbing for a fridge and a spacious double sink complete with a food waste disposer.
- Large media room fitted with high quality timber sliding doors and dimming lights for the ultimate movie experience.
- Each bedroom boasts spacious built-in wardrobes, split-system air-conditioning and plush carpet for added comfort.
- High ceilings and expansive luxury floor tiles enhance the spacious design throughout the home.
- Air-conditioned remote control double garage comes equipped with built-in robes for additional storage, and has recently been upgraded with an Epoxy floor covering for added durability and aesthetic appeal.
- 6.6kw solar system installed.
- Newly installed, six foot aluminum fence.
- Spacious main bedroom features a stunningly large ensuite with a beautiful design including dual basins.
- Master suite: practical luxury with spacious walk-in robe, ensuite boasting double rain shower, double sink vanity, and ample storage for comfort and functionality in daily living.
- Large glass sliding doors opening the home up to the entertaining area and sparkling inground pool.
- Playground and swing set for the kids.

Your Investment;

- Current rental appraisal of \$600 to \$650 per week.
- A large potential gross yield of up to 5.21% due to huge demand for rentals in the area due to the properties location and features.
- This area is continuing to grow due to its affordability and investment potential - making it a sound owner-occupier or ideal addition to your property portfolio.
- Currently the Townsville Region is experiencing a high demand for rental properties, with Ray White Townsville maintaining approx. 0.5% vacancy rate, lower than the region's average of 1%.

The Location;

- Withing walking distance to Calvary Christian Collage, Early Learning Centre and Cornetts IGA Mt Louisa.
- Less than 10 minutes drive to Thuringowa Village Shopping Mall with Coles, Liquorland, Discount Drug Store, Vietnamese Corner Restaurant and a Tobacconist.
- Quiet street with minimal drive-through traffic.
- Embrace the welcoming neighborhood vibe with convenient access via a walking bridge to a park playground and shaded sitting area situated behind the home.
- Less than 20 minutes to the Strand, Townsville CBD and various restaurants.
- Just over 15 minutes away from Townsville University Hospital, James Cook University and Lavarack Barracks.

Take your lifestyle to the next level with 13 Browning Street, Mount Louisa. Don't miss out on the chance to own a home that effortlessly combines elegance, functionality, and comfort. Contact Jack Palmer at 0409 140 909 or Ben Waugh at 0487 730 456 to schedule a viewing and secure your dream home in the desirable location of Mount Louisa. Don't delay-make the practical choice for your future today!