

**16 Trix St, Rosslea, Qld 4812**

**Sold House**

Friday, 22 March 2024

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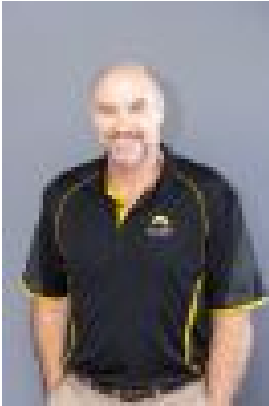
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 506 m2**

**Type: House**



Ian Clarke

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## Contact agent

Whether it be extended family, guests or Air BnB there are options a plenty with this well located property. House 1/ The Queenslander cottage has all of the character and charm with its lofty ceilings, polished timber floors and extensive under cover patio areas. With 2 bedrooms, central hallway between the large, light & breezy sitting room to the lounge/ dining area, the kitchen is a separate space with ample bench space and gas cooking. The bathroom has shower over the bathtub and a separate toilet room. The laundry which services both dwellings is under the main roof of house 1. An extensive side patio area is certainly the spot to be hidden behind a vale of greenery, while still catching a breeze. House 2. Masonry block construction with ceramic tiled floors t/out, has a large open plan living dining & kitchen area, 2 bedrooms and full bathroom with shower recess & toilet. The kitchen is a central focal point and has electric cooking. This house also has an extensive outdoor area across the front & to the side where out door living can be enjoyed. Both houses enjoy a separate driveway each with their own access gates and easy care established gardens surround the complete property to really offer a pleasant homely feel. Each property has air conditioning in most areas and the windows are screened. The Location: Just a few minutes walk and you are along the superb & picturesque Ross River and just 500m away from the ever popular "Sherriff Park" on Love Lane, where there is a full fitness circuit along with the bike / walk way all along the river. Lifestyle seekers will enjoy having the "Precinct" boutique shopping mall, with "Otto's and a string of other eateries less than a km away.\*\*\* Please note that this is 2 adjoining x 2 bedroom houses - not a duplex and this is on single title. Each house has separate power meters and amenity\*\*\*Townsville council rates \$1,334 per 6 months. Current rental appraisal on long term rental would indicate \$360 to \$380pw each house.