

# 2-3 Puffer Place, Mount Louisa, Qld 4814

## House For Sale

Tuesday, 28 May 2024



2-3 Puffer Place, Mount Louisa, Qld 4814

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 510 m2**

**Type: House**



Braeden Hall  
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## Offers Over \$575,000

This enchanting home, situated on a low-maintenance and private block, is perfectly suited to families seeking a lifestyle option in the foothills of the ever-popular Mount Louisa walking track. A solid, contemporary four-bedroom, two-bathroom home, perfectly suited for homeowners and investors seeking a property that offers high growth potential. This elegant residence is ideal for discerning executive couples or young families looking for a blend of tranquility and convenience. Set on a 510m<sup>2</sup> block in a peaceful, quiet cul-de-sac, this home provides a serene retreat from bustling city life yet boasts quick access to the inner city's vibrant amenities. It's just a stone's throw from the commercial hubs of Domain and the City and equally close to the leisure and beauty of the northern beaches. Surrounded by low-maintenance gardens and a shade house to grow your favorite orchids or home-grown vegetables. The property features a modern color palette with fashionable tones of greys, blacks, wispy whites, and other neutrals, highlighting the home's clean lines and sophisticated finishes. The expansive outdoor undercover area is perfect for entertaining and relaxation. The fourth bedroom, larger than the others, serves as a versatile space ideal for a teenage retreat or home theater room. The master suite enhances the allure with a sizable walk-in robe and a large ensuite bathroom. Significantly enhancing its value and appeal, the property includes a 5kW solar system and a secure double lock-up garage, ensuring energy efficiency and ample storage. Key features include:- Four generous bedrooms and two well-appointed bathrooms.- Set on a 510m<sup>2</sup> block, providing fantastic indoor/outdoor living spaces.- Modern and low-maintenance living, ideal for busy lifestyles.- Excellent central location near shopping, dining, and beaches.- Stylish interior design with a contemporary color scheme.- Large outdoor undercover area for year-round enjoyment.- Security features, air conditioning, gas stove and hot water, and energy-saving 5kW solar system.- Double lock-up garage for added convenience and security.- Single level. Perfect for young children and older family members. This property is not just a home; it's a smart investment in a high-growth area, whether you're expanding your investment portfolio or looking for a premium home to move into. 2-3 Puffer Place offers an exceptional opportunity in Mount Louisa. Don't miss out on securing this prime investment in one of Townsville's most sought-after suburbs. Agents: Josie Howard - 0475 703 643 Braeden Hall - 0466 105 633