

**2/48 Gadsden Loop, Mount Louisa, Qld 4814**



**House For Sale**

Tuesday, 28 May 2024

2/48 Gadsden Loop, Mount Louisa, Qld 4814

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 123 m2**

**Type: House**



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## Offers Over \$299,000

Nestled in the tranquil neighborhood of Mount Louisa, unit 2 at 48 Gadsden Loop is part of a quiet and cozy duplex, offering great potential for those seeking a serene, low-maintenance living space. As you step into the home, you're greeted by a modern and spacious open-plan living area, seamlessly connecting to a practical kitchen. Adorned with sleek stainless steel appliances, including a convenient 4-burner gas cook-top, the kitchen offers ample storage, large fridge space, and a dishwasher for added convenience. This inviting home features two generously sized bedrooms, each boasting large, mirrored built-in wardrobes. The main bedroom offers sliding door access to the backyard, adding convenience and a seamless indoor-outdoor flow. Completing the home is a modern bathroom, featuring a large shower, a relaxing bathtub, and a separate toilet for added functionality and comfort. The shaded front patio is ideal for entertaining guests, while the spacious backyard offers ample room for your pets to roam. All of these amenities are powered by a 5kW solar system, ensuring energy efficiency and cost savings for years to come. Take pride in owning a property in one of Townsville's most sought after suburbs for both owner occupiers and investors!

**Your Home:**

- Spacious unit featuring two bedrooms and one bathroom.
- Modern kitchen with a 4-burner gas stove top, electric oven, double sink and a space for a wide fridge.
- Open-plan design, incorporating spacious living, dining, and kitchen areas.
- Tiled main living areas ensure easy cleaning and minimal maintenance.
- Both bedrooms feature mirrored built-in wardrobes and plush carpets.
- The main bedroom offers convenient backyard access through a sliding glass door.
- Air-conditioned throughout.
- Lawn irrigation system for easy maintenance.
- Installed 5KW solar system.
- Both the front and backyard are fully fenced, providing a safe space for your pets.
- Fully enclosed, single vehicle lockable garage, offering additional storage space and an internal laundry area.

**Your Investment:**

- Current rental appraisal of \$390 to \$440 per week.
- A large potential gross yield of up to 7.65% 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:**

- Conveniently located just a short drive away from landscaped parklands, playgrounds, and a variety of shops, including IGA, Bunnings, and many more at Domain Central.
- Located mere minutes from the popular 3.5km long walking track on Mount Louisa, offering panoramic views of the city.
- Amenities such as Calvary Christian Collage, Willows Shopping Centre, Townsville Shopping Centre, and recreational facilities, ensuring that all your essential needs are within easy reach. With its impressive features and thoughtful design, this property presents a lifestyle of convenience and ease.

Ready to seize this opportunity? Arrange a viewing today and discover the ideal fusion of functionality and comfort at Unit 2, 48 Gadsden Loop, Mount Louisa. Don't let this chance slip away - complete an online enquiry for the full information package! Or contact Ben Waugh on 0487 730 456 or Jack Palmer on 0409 140 909.