

# 20 Stoneville Circuit, Mount Louisa, Qld 4814



## Sold House

Wednesday, 21 February 2024

20 Stoneville Circuit, Mount Louisa, Qld 4814

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 740 m2

Type: House



Dylan Weiske

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**\$586,000**

Having never been presented to market before, this beautiful family home is beautifully presented to market while vacant and move in ready, making it perfect for both owner-occupiers and investors alike. Boasting some quality features such as a large secure shed, solar panels, two large rainwater tanks and cimsafe security screens throughout; this property is sure to have something for everyone. Welcome to 20 Stoneville Circuit, Mount Louisa 4814

**The Property:-** 4 Spacious bedrooms with built in robes- Master bedroom featuring a walk in wardrobe and ensuite- Ensuite features walk in shower- Spacious kitchen with quality appliances- Modern master bathroom with walk in shower and tub- Breezy open plan design with spacious outdoor entertainment- Tiled living spaces for carefree cleaning- Solar array on roof- Split system air conditioning throughout- Crimsafe security screens throughout- Spacious 740sqm block- Lush, easy care lawns with irrigation- Two large rainwater tanks incl. water pump- Established planter boxes- Double lockup garage

**The Location:** This beautiful home is situated in Mount Louisa, with walking tracks nearby and proximity to schools, parks, shopping and entertainment:- 2 Minute to Mount Louisa Bush Walking Track- 2 Minutes to High Vista Park & Brothers Football Club- 2 Minutes to Calvary Christian College- 8 Minutes to Domain Central- 14 Minutes to James Cook University & University Hospital

**The Opportunity:** This property is currently vacant and move-in ready providing a perfect opportunity for owner-occupiers to get settled in straight away. Interested investors can look forward to an approximate rental return of \$550 to \$580 per week on a fresh 12 month lease, based on similar properties. This property will be open for inspection every weekend until SOLD! For more information, please contact Dylan on 0447 267 806. Interested parties should verify the accuracy and currency of the information and make their own independent inquiries as the agent cannot attest to the correctness of the information provided. Some file photographs in use may have been taken some time ago or modifications have been conducted at the property since the photography. Please rely on your own inspection and investigations to determine if this property is suitable for your requirements and information provided is general in nature. First National Townsville bears no liability for any loss sustained due to inaccuracy or omission.