

**25 ANITA AVENUE, Yabulu, Qld 4818**



**House For Sale**

Monday, 15 January 2024

25 ANITA AVENUE, Yabulu, Qld 4818

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 7**

**Area: 5153 m2**

**Type: House**

**\$750,000**

To enquire, please email or call 1300 815 051 and enter code 7156\*More photos coming soon - Open Home Saturday Jan 20 2024 11.30AM to 12.30PM Don't miss out discovering this secret oasis of semi-rural living a mere 25 minute drive from the Townsville CBD. This hidden gem is tucked away in the nice little suburb of Puro Park (Yabulu). Sitting on a very manageable parcel of 5152m<sup>2</sup> (just over half a hectare). This property offers not just space but a lifestyle that would be very hard to achieve anywhere else. Inside your new home you will be pleased with the well appointed recently renovated kitchen with walk in pantry. The kitchen and dining room is open plan which makes serving up dinner to the family dinner table a breeze. The home has 4 bedrooms (inside the house) and they all have built in wardrobes. Each room has functioning split system aircon and every bedroom can comfortably fit double/queen bed. Your new Master bedroom has an ensuite with toilet and a double shower. The built in wardrobe is huge and has fully mirrored doors. The master bedroom easily fits your 4 poster King size bed and has sliding door access direct to outside. The main bathroom shower has recently been renovated. The bathroom also has direct outside access. The lounge room is spacious, full of natural light, is fully air-conditioned with a split system and is huge enough for a large 10 seater lounge suite and a huge TV. This room also accommodates the front door and also has sliding door access to the patio that accesses the swimming pool. The laundry room is just through the door from the dining room. This room has a nice large practical wooden bench top with a laundry tub. There are large pantry style cupboards along the back wall for storage and to tidily hide your stick vacuums. The washing machines and clothes driers are plumbed and wired to the outside wall on the east facing patio. There is also a dedicated electrical circuit from the main switch board so you are capable of running 2 washing machines and 2 driers at the same time without it flicking the safety switches and losing power to half the household. The patios, I refer to them as the north, south and east patios. This is because due to their size, they deserve a geographic type name. The southern patio overlooks the in-ground pool and has direct sliding door access to both the lounge room and also the dining room, you can also access the front yard and car park area from here easily. The East patio houses the washing machines and also seamlessly connects the south patio overlooking the pool to the north patio overlooking the back yard. The north patio overlooking the back yard runs the entire length of the home (approx 19metres) and then extends another 4.5 metres to join the east patio bringing the total length of the back patio to approx 23 metres. The patio extends 6 metres from the eaves giving approx 135m<sup>3</sup> for the north facing patio alone. Add all the patio areas around the house and you have approx 220m<sup>3</sup> of patio alone, more under roof than the home. The patios are all council approved to cyclone standards and could possibly even be enclosed (STCA) at a later date. The patio which overlooks the back yard has a number of retractable sunshades installed in varying areas to help block some of the afternoon sun. The BBQ area has been plumbed for both hot and cold water direct to the BBQ sink mixer with the drain waste going to the garden. The floor of the patio is concrete and was laid to the same level of the house. Next to the house and right in front of the carpark is a handy double garage with a small carport to the side. This shed is council approved, has internal lights and has power. As you wander out the back you will notice a beautiful new 7.5x19 metre shed. This is set up as follows - 7.5x9metre shed (3 bays) with 2 roller doors to the left (front facing) and one on the eastern wall. Deep enough to fit a 1500 Dodge Ram. There are 2 teenage retreat/sleepout setup with sliding doors access to outside (the 2 sliding doors on the right hand side) and each with split system air conditioners. Insulated walls and ceilings with the 3rd room to the left with sliding door access to outside set up in a L shape which hugs the back of both teenage retreats and has roller door access to outside and also a roller door access to the main shed. Depending on how you use it, this room is basically an air-conditioned office and workshop in one. There is a well set up raised veggie garden, fruit trees and a large chook pen and don't forget that inground swimming pool! Property has 2 solar systems to keep the Ergon bill down, one on the shed and one on the house with an upgraded 3phase feed so another can be added if needed. House has a generator switch and the generator to power everything including every AC is also included in the sale. Your new property features - Spacious and easily maintainable 5,153m<sup>2</sup> parcel of land Four bedroom 2 bathroom in the house Great kitchen Massive under roof area with 220m<sup>2</sup> of Patio alone Plumbed Hot and Cold to BBQ area 2X Solar systems approx 18Kwh in total Generator Switch with Generator included Double Garage Huge 7.5x19 shed with teenage retreat/sleepout brings property to possibly 6 or 7 bedrooms Inground swimming pool Everything Council approved! What's around in terms of shops? Bunnings is only a 15 minute drive away. That's all that matters! On the way to Bunnings are all the other places like Coles, Woolies and BCF. Also on the way to Bunnings are nearly every takeaway joint, KFC, Hungry Jacks, Maccas etc... Schools? There are a few close by and the school bus drops them off right at the gate! (depending on school) Are you ready to start

actually living? Your dream property is here, don't let someone else live your dream! To enquire, please email or call 1300 815 051 and enter code 7156