

# 275 Charles Street, Heatley, Qld 4814



## Sold House

Saturday, 2 September 2023

275 Charles Street, Heatley, Qld 4814

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 506 m2**

**Type: House**

**\$372,000**

Boasting a completely self-contained ground floor, beautifully presented interiors throughout, and of course a generous solar system on the roof; this family home is perfect for both owner-occupiers and investors alike. Welcome to 275 Charles Street, Heatley 4814. The Property + Top Floor Features:- 3 Spacious bedrooms with built in robes- Split system air conditioning throughout- Tiled living spaces for carefree cleaning- Quaint but functional kitchen with quality appliances- Modern, renovated bathroom featuring walk in shower and floor to ceiling tiles- Breezy open plan living with timber bi-fold doors leading to verandah- Lush, easy care lawns featuring irrigation and pop up sprinklers- Immaculately maintained gardens throughout- Spacious garden shed- Solar system on roof- Double undercover carport- Generous undercover entertainment with room for a spa- Fully fenced 506m<sup>2</sup> Parcel of land in central location

The Property (Ground Floor Features)- Completely self-contained- Generous living and dining spaces- Large study/office room featuring built in robe- Equipped with air conditioners throughout, including a split system in the study- Tiled throughout for carefree cleaning- Modern, renovated, and fully equipped kitchen- Renovated bathroom featuring walk in shower, linen cupboard, and floor to ceiling tiles- Spacious lockable laundry

The Location: Centrally positioned in a prime location in Heatley, this stunning high set home is close to education, entertainment, parks, and shopping.- 4 Minutes to Stocklands Shopping Centre- 4 Minutes to Holy Spirit Catholic School & Heatley Primary School- 6 Minutes to Willows Shopping Centre & Canon Park- 8 Minutes to James Cook University & University Hospital

The Opportunity: This beautiful home is vacant and move in ready, making it perfect for the owner occupier looking to move into a spacious, centrally located property and also the savvy investor that wants to see bang for their buck in Townsville growing rental market. The rental appraisal for this property is approximately \$450 - \$480 per week. This property will be open for inspection every weekend until sold. For more information please reach out to 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.