

28 Millbrae Street, Deeragun, Qld 4818



House For Sale

Thursday, 18 April 2024

28 Millbrae Street, Deeragun, Qld 4818

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 505 m2

Type: House



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Offers Over \$399,000

Welcome to 28 Millbrae Street, nestled in the quiet Deeragun neighborhood. Featuring thoughtfully designed spaces and modern amenities, this residence offers a seamless blend of comfort, functionality, and a touch of sophistication, perfect for everyday living. At the heart of the home, you'll find a modern kitchen equipped with an island bench, perfect for meal preparation and casual dining. Complete with an electric oven, space for a dishwasher and microwave, a double sink, and abundant storage, this kitchen caters to all your culinary needs. The open-plan design provides a seamless flow from the dining room to a spacious living area, leading out to a beautiful outdoor patio. Providing the perfect backdrop for relaxation or hosting gatherings. Flooded with natural light, the expansive living areas combine practicality with aesthetics, ensuring a comfortable and stylish ambiance. Retreat to any of the soft-carpeted bedrooms, offering a sanctuary of peace and quiet. Each bedroom comes with built-in wardrobes, providing ample storage space. The master bedroom boasts direct patio access, allowing for private morning coffees or evening relaxation outdoors. The large ensuite off the master bedroom adds a touch of exclusivity and privacy with a large shower space. The main bathroom, featuring a modern style with a relaxing bathtub, ideal for unwinding after a long day. With air conditioning throughout, you'll stay comfortable year-round, while ceiling fans in every room, including the patio, ensure a constant flow of air on warmer days. The patio offers a versatile outdoor space for dining, entertaining, or simply enjoying the tranquility of your surroundings. The spacious two car garage is perfect for keeping your prized possessions safe and out of the weather which is accompanied with a great exposed aggregate driveway.

Your Home:

- Open-plan design connecting the dining room, spacious living area, and outdoor patio.
- Modern kitchen with a large island bench, with ample storage space and a double sink in the kitchen for convenience.
- Tons of natural light filling the living spaces.
- Spacious master bedroom with ensuite for added privacy, featuring a shower, vanity and a large mirror.
- Plus, direct access from the master bedroom to the patio for private outdoor relaxation.
- Main bathroom equipped with a bathtub shower combo and a separate toilet.

Each bedroom is equipped with plush grey carpeting and includes built-in wardrobes for generous storage space.

- Air conditioning throughout the home, plus ceiling fans in every room including the patio.
- Versatile outdoor patio space, great for dining, entertaining, or relaxing, secured by a 6-foot fence.
- Spacious remote controlled two-car garage with additional off-street parking on an exposed aggregate driveway.
- Internal laundry in the garage.
- Floodlights have been installed to provide light on the driveway.

Your Location:

- Deeragun, situated only a short 20 minute drive from Townsville CBD, Queensland Country Bank Stadium, and various restaurants.
- Convenient access to essential amenities, including Woodlands Village Shopping Centre and Deeragun Village. These centres offer a variety of specialty stores within walking distance, such as BCF, Petbarn, Coles, Cellarbrations, Supercheap, and more.
- The completion of the Townsville Ring Road provides a high-speed bypass for traffic to key destinations.
- Community facilities such as a police station, Community Recreation Hall, churches, and schools are readily accessible in Deeragun.

Your Investment:

- Currently owner occupied;
- Current rental appraisal of \$460 to \$500 per week;
- A large potential gross yield of up to 6.516% 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%. This property is more than just a house; it's a haven of modern luxury and comfort. Don't miss the opportunity to make it your own. Contact Ben Waugh 0487 730 456 or Jack Palmer 0409 140 909 now to arrange a viewing and step into your future home. Act fast-your dream home is just a viewing away.