

**28 Ningaloo Crescent, Burdell, Qld 4818**



**House For Sale**

Thursday, 16 May 2024

28 Ningaloo Crescent, Burdell, Qld 4818

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 717 m2**

**Type: House**



Nicole Plozza

**\$540,000**

Secure your future with this modern home offering a current Defence Lease guaranteed rental of \$570 per week until 31st of January 2025. Ideally located across from a picturesque park and meters from the Ross River. Douglas is the most sort after suburb in Townsville due to the stunning riverfront location and housing Townsville three largest employers Townsville General Hospital, Lavarack Army Barracks and James Cook University. Part of the DHA lease terms, includes a refurbishment clause, whereby at the end of the lease, the property will be handed back in immaculate condition, including a full internal and external repaint, allowing you to rent the property out immediately, move in or place the property on the market for sale, the choice yours. Another great benefit of purchasing a DHA leased property. It's all about location, the secure defence lease and future rental opportunities is what makes this property attractive now and for the future. Only a couple minute drive to Townsville Hospital, James Cook University and Lavarack Barrack and 5 min drive to Willows Shopping Centre, multiple private and public primary and secondary schools, Cannon Park and Ross River. Defence Housing Australia pay your rent and manages your tenants, worry free investment. • Maintenance and a guaranteed rental income included, regardless if the property is occupied or vacant. • Separate tiled front formal lounge room, with direct access from the garage • Extensive open planned family and dining room, fully tiled ideal to keep the property cool all year round. • Contemporary kitchen with stainless steel appliances, corner pantry, an abundance of bench and cupboard space, overlooking family dining room. • Spacious main suite large walk-in robe and ensuite featuring walk in shower, toilet and vanity. • All remaining queen sized bedrooms are air-conditioning, offer built-in wardrobes, carpets to the floors high ceilings as see throughout the home. or easy care. • Large linen cupboard and separate internal laundry with direct access to the clothesline. • Covered outdoor entertaining space perfect for gatherings, complete with ceiling fan and power point. • Remote double lock up garage with direct access into the house with plenty of storage and security screens. • Turfed yard, double side gate access, garden shed and fully fenced 729sqm block fully fenced. • NOTE - Professional photos, videos are not permitted to be taken inside the property while the defence member is in place. Photo's can only be taken during a pest and building inspections for the purpose