

# 3/263 Riverside Boulevard, Douglas, Qld 4814

## Sold House

Friday, 3 November 2023

3/263 Riverside Boulevard, Douglas, Qld 4814

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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**\$242,000**

If Unit living oh so close to the serene Ross River is at the top of your list then this is the unit for you. Situated 3 minutes' walk towards the river to Riverside Tavern or the surrounding walkways the bike paths are intertwined throughout Douglas. This property offers 2 bedrooms, both fitted with built-in wardrobes. The 2nd bedroom has a handy 2-way bathroom to facilitate both rooms so both parties will feel like they have their very own ensuite. There is a sunken lounge and open plan area that encompasses the living dining and spacious modern kitchen. You can access your very own private covered patio area just waiting for alfresco afternoons. You are only 3 minutes via car to JCU University, and the Townsville Hospital or Lavarack Barracks. Stockland Shopping Centre is also only minutes up the road as well as access to the Ring Road. If you aren't an owner-occupier looking, then maybe an avid investor is sure to be impressed with this property just waiting to be added to your portfolio. Come and explore with us in Douglas today. Unit Inclusions: • 2 Bedrooms • 1- 2 Way Bathroom • 1 Car garage w/ storage • Both rooms are fitted with built-in wardrobes • Spacious open-plan living • Secure Ground floor unit • Freshly Painted • Air-conditioned throughout/ ceilings fans • Internal Laundry • Spacious outdoor covered alfresco patio off the living zone • 8 units in the complex Location: Walking distance to Riverside Tavern, IGA & Ross River Walkways Short drive or bus ride to Uni, Hospital, Army Barracks & Stockland Shopping Centre Short drive to schools. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.