

32 Chandler Street, Garbutt, Qld 4814



House For Sale

Thursday, 30 May 2024

32 Chandler Street, Garbutt, Qld 4814

Bedrooms: 3

Bathrooms: 2

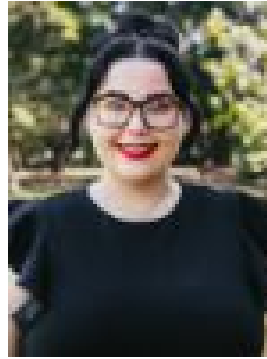
Parkings: 2

Area: 342 m2

Type: House



Ben Waugh
0487730456



Monet Griffin
0403307623

Offers Over \$419,000

Welcome to 32 Chandler Street, Garbutt. This exceptional three-bedroom, two-bathroom home with a double garage presents a tremendous opportunity for both home buyers and savvy investors. With its modern design, neutral colour palette, and convenient features, this property offers a stylish and hassle-free living experience. Step inside and be greeted by the sleek and tastefully designed interior. The spacious kitchen features ample storage, a modern oven, a breakfast bar, and quality stainless steel appliances that add a touch of elegance to the space. All lights were upgraded in May 2022 and the home boasts stone benchtops in the kitchen, a dishwasher, a water filter for the kitchen sink, and a plumbed fridge space. The open-plan layout seamlessly connects the kitchen to the dining and living areas, creating a perfect setting for entertaining guests or spending quality time with family. Tucked away in the internal laundry is a generously sized linen cupboard, providing abundant storage space. The home's layout is optimised for both privacy and functionality. The main bedroom boasts a walk-in robe and a private ensuite bathroom, providing a tranquil retreat for the homeowners. The two additional bedrooms are well sized and share a well-appointed bathroom. Throughout the home, split systems and ceiling fans ensure year-round comfort in every room, with all aircons and lounge ceiling fans replaced in September 2022. There are built-in wardrobes in all bedrooms. One of the standout features of this property is its low-maintenance appeal. The well-manicured and landscaped yard requires minimal upkeep, with a 6 foot fence and pedestrian side access. The double garage offers ample storage space with a large shelf and a dedicated cupboard. The outdoor patio area is ideal for relaxing or hosting gatherings with friends and family.

Your Home:

- 3 large bedrooms, 2 well-appointed bathrooms, double garage
- Modern, stylish design with a neutral colour palette throughout
- Spacious open-plan kitchen, dining, and living areas - perfect for entertaining
- Kitchen boasts ample storage, stone benchtops, high-end stainless steel appliances and soft closing draws
- Water filter installed for the kitchen sink for fresh, filtered water
- Generously sized linen cupboard conveniently located in the internal laundry
- Master bedroom with walk-in robe and ensuite bathroom for privacy
- Two additional bedrooms are well-sized and share the main bathroom
- Split systems and ceiling fans in every room ensure year-round comfort
- All lighting, all air conditioning, and lounge room ceiling fans upgraded in 2022 for efficiency
- Low-maintenance landscaped yard with 6ft fence and pedestrian side access
- Double garage offers abundant storage with large shelf and a cupboard
- Inviting outdoor patio area great for relaxing or hosting gatherings

Your investment:

- Vacant possession;
- Both neighbours are owner occupied;
- Approximately \$475 - \$525 per week rental return;
- Move in ready;
- Huge demand for rent area due to the property's location and features;
- This area is continuing to grow due to its affordability and investment potential - making it an ideal addition to your property portfolio.

Situated in the highly sought-after suburb of Garbutt, this home offers a convenient and connected lifestyle. Within close proximity, you'll find Castletown Shopping Centre, which offers a diverse range of stores, including major retailers, specialty shops, and dining options. IGA Garbutt is also nearby, providing convenient grocery shopping. The property is also located near reputable schools, including Garbutt State School and Townsville Grammar School, ensuring quality education options for families. The location also provides easy access to the Strand, Townsville's iconic beachfront promenade, where you can enjoy sandy beaches, water activities, and a vibrant atmosphere. With its central location, you'll have easy access to major transport routes, allowing for a quick commute to the Townsville city centre and other key destinations. Whether you're heading to work, exploring the vibrant city, or enjoying the beautiful surrounding beaches and natural attractions, this location offers unparalleled convenience.

To learn more about this fantastic opportunity and schedule a viewing, please contact Team Waugh, represented by Ben Waugh at 0487 730 456 or Monet Griffin at 0403 307 623. Don't miss out on this modern and low-maintenance property at 32 Chandler Street, Garbutt. Contact our agents today to take the next step towards owning this exceptional home.