

**36 Leopold Street, Aitkenvale, Qld 4814**

**House For Sale**

Wednesday, 12 June 2024



36 Leopold Street, Aitkenvale, Qld 4814

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 608 m2**

**Type: House**



Jaymie Sutton

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## Offers Over \$359,000

Welcome to 36 Leopold Street, Aitkenvale - a charming 3-bedroom, 1 bathroom house that is waiting for the perfect family to call it home. The moment you step through the front door, you can feel the warmth and love that emanates from every corner of the house. With a generous land area of 608 sqm, this property offers plenty of room for outdoor activities and entertaining. The inground pool is the perfect spot to cool off on those scorching Queensland afternoons. The spacious rumpus room provides the ideal space for the kids to play and let their imaginations run wild. As you make your way through the house, you can't help but notice the built-in robes in the bedrooms and the separate dining and living rooms. But the real standout feature is the original stripped back floorboards that add a touch of character to the home. The open kitchen, walk-in pantry, and internal laundry are just the cherry on top. Located in the heart of Aitkenvale, this home is just minutes away from the beautiful Ross River and all the amenities you could ever need. From parks and medical centers to daycares and schools, everything is within easy reach. And with the Townsville Hospital, University, and Army base just a short drive away, this location can't be beaten. But what truly sets this property apart is its endless potential. With a little bit of creativity and your personal touch, this house can be transformed into your own haven. • Currently leased until mid July 2024. • Potential rental return of \$420-\$480 per week • Not in a flood Zone • Rates are approx \$1900 every 6 months Don't miss out on this fantastic opportunity - the price guide is Offers Over \$359,000. So, don't hesitate - contact us today to make this property your new home!