

# 37 YUMBA CIRCUIT, Mount Louisa, Qld 4814

## House For Sale

Saturday, 2 December 2023



37 YUMBA CIRCUIT, Mount Louisa, Qld 4814

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 538 m2**

**Type: House**



Lesley Rowan

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**\$565,000**

LOCK IN YOUR NEW ADDRESS HERE IN SUNNY TOWNSVILLE!"Executive Style"- Completed Feb 2021 @ "HILLSIDE GARDENS ESTATE" MOUNT LOUISA.THIS BEATS WAITING FOR A new BUILD IN A GREAT LOCATION!Built in this New Estate "Hillside Gardens" - Home Completed February 2021A Modern Design, a stand-out Executive Style, the design is sensible and so easily maintained!\*\*CURRENTLY TENANTED till Mid February 2024. \*\*Current Rent \$550.00\*\*Rates approx. per Annum \$4114.00Property Description:• 538m2 Allotment NEW ESTATE "HILLSIDE GARDENS"• 221m2 Under roof• Irrigation• Fenced back yard.HOME• PORCH - Tiled• ENTRY - Wide door opening into the entry foyer, White Marble design tiles welcomes you into this home. • OPEN PLAN KITCHEN/DINING/LIVING (Wall of glass stacker doors open to the Alfresco Area) extending the living zone when entertaining. \* KITCHEN - Galley style, gas cook top, fantastic walk-in pantry-(Timber and black laminate finishing touch) \* DINING & LIVING ZONE COMBINES WITH THE KITCHEN A SPACIOUS ZONE. • 4 BEDROOMS \*(Master Suite is generous and features a "Hollywood Robe" & smart Ensuite arrangement with a private toilet and generous sized shower & vanity. Positioned to the front of the home offering privacy from the other 3 bedrooms placed to the back of the home. Built-in robes to all 3 bedrooms. • FORMAL LIVING ROOM/THEATRE ROOM - Carpeted • 2 BATHROOMS (Ensuite to Master Bedroom) (Family Bathroom Shower cubicle + Bath + Vanity) • LAUNDRY (Internal & smart) - sliding glass door access to exterior drying area • GARAGE X 2 auto-opening (internal entry to home) • OUTDOOR PATIO - Tiled There is a double gate side entry & room for a pool if you so desire, the yard is turfed and a blank canvas. Feature Points: • Split system air-conditioning throughout • Carpets to bedrooms • Ensuite to master bedroom • Walk-in Pantry compliments the simplicity of the kitchen • Security screens throughout • Tall Raked Ceilings (a hi-light to the open plan living area) • White Marble look Floor Tiles throughout living zones • White Colour Palette throughout • Irrigation\* Sliding Glass Stacker Doors slide back allowing the living /dining room to open out to the tiled outdoor area (A wonderful entertaining feature to this property. • Auto panel lift garage door. Quiet location with easy quick access to everything, Airport, RAAF Base, City Heart, Lavarack ARMY Barracks, Townsville Hospital, Mater Hospitals, Shopping Centres & Schools. Easy connection to Townsville City Heart, & all Major Shopping Centres, Airport, RAAF Base, Lavarack Army Barracks, University & Hospital. Viewings are by appointment as presently tenanted until February 2023 or visit Open Homes Advertised. Photo's used for this advertisement have been taken prior to the property being leased. Phone Agent Lesley Rowan mobile 0400 516 143