

**38 Greater Ascot Avenue, Shaw, Qld 4818**

**House For Sale**

Saturday, 2 December 2023

38 Greater Ascot Avenue, Shaw, Qld 4818

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 371 m2**

**Type: House**



Leanne Harris  
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**\$410,000**

Live in a community that's all about the convenience and lifestyle. Within 15 minutes' drive to the Townsville Hospital, James Cook University and Lavarack Barracks, you're directly across the road from St Benedict's Catholic Primary School. The white picket fence and lovely entertaining patio at the front of the property feels like home. This three bedroom, two bathroom property features an open planned living area has a flow through the home with beautiful timber-look vinyl flooring adding warmth and a beautiful feel, along with the neutral colour palette just adding to the appeal. The external yard area has the electric roller door, which is accessed through the rear laneway. The rear yard features double gate side access which would accommodate a boat or trailer. Property Features: • Three bedrooms with robes, master has walk-in robe • Fully Air-conditioned • Kitchen with Island bench, room for a dishwasher and electric appliances • Grassed front yard with front covered patio • Low maintenance 371 square metre block • Build by Keir Constructions in 2015 • Timber-look vinyl flooring • Air- conditioning and fans throughout • Picket fence at front of home • Electric roller door car accommodation - access via the rear laneway plus double gate side access • Close to schools, shops, hospital and university • Available now to owner occupy or great investment opportunity, expected rental return \$480-\$495 per week