

39 Gouldian Avenue, Condon, Qld 4815



Sold House

Friday, 3 November 2023

39 Gouldian Avenue, Condon, Qld 4815

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 625 m2

Type: House



Fit Malau-Aduli

\$379,000

***FREQUENTLY ASKED QUESTIONS *-** Council rates: \$3697.28 p.a. (as per latest rates notice)- Did the property flood in 2019? - No, however there was water within the street during the flood. According to Townsville Flood Maps, this level is quite low.- Yearly Insurance Costs: Current owner is paying \$1953.09 p.a. via Suncorp Insurance- Rental appraisal: \$440-\$490/week>Welcome to 39 Gouldian Avenue, Condon - your next family haven. This beautifully 4-bedroom home offers the perfect blend of modern comfort and a prime location in the heart of this quickly growing Townsville suburb. Upon entering this property, you'll be greeted by a spacious and light-filled interior. The recent internal paint renovations have created a fresh and inviting atmosphere that extends throughout the house. The heart of this home is the newly renovated kitchen, which boasts modern fixtures and a thoughtful layout for both functionality and style. The bedrooms are generously sized, providing ample space for family members and guests. Three of the bedrooms features a convenient built-in wardrobe, adding to the practicality of the home. The bathroom has also been recently updated, ensuring that you can enjoy both comfort and style in your daily routines. Step outside into your private oasis, where a sparkling inground pool awaits. It's the perfect spot for relaxation, entertainment, and family fun. The fully fenced yard ensures safety and security, making it an ideal play area for children and pets. Plus, the spacious front yard provides an excellent space for outdoor activities and gardening. For those with extra vehicles or boats, you'll appreciate the side access, allowing for secure parking or storage options. This feature adds to the versatility of the property. The exterior of the property has been beautifully landscaped, enhancing the overall curb appeal. The attention to detail extends from the front yard to the backyard, creating an outdoor space that you'll love. But the charm of this property doesn't stop at the doorstep. 39 Gouldian Avenue enjoys a prime location within Condon, with essential amenities, schools, and leisure options all within easy reach. And for those who savor their daily coffee, the popular Zaraffas coffee shop is just down the road, offering your favorite brew whenever you desire. Don't miss the opportunity to make this delightful family home your own. If you're looking for a comfortable and stylish residence in a well-connected neighborhood, this is the one for you. Contact us today to schedule a viewing and experience the charm of 39 Gouldian Avenue, Condon. Alternatively, using \$460/week as proposed rental return, investing in 39 Gouldian Avenue still produces net yields of 6.21% (purchased at the listed price) for those looking for a Townsville investment property.