

40 Coates Street, Mount Louisa, Qld 4814

House For Sale

Friday, 16 February 2024



40 Coates Street, Mount Louisa, Qld 4814

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 607 m2

Type: House



Shelly Lynham
0414250166



Graham Lynham
0747233222

Offer's over \$320,000

Peacefully positioned in a very tightly held pocket of Mount Louisa, with a bushland corridor as your back neighbour, the highset home has been held by the same family for over 30 years. Featuring a high set three bedroom design, with polished timber floors, the home boasts a near new bathroom, functional kitchen, generous sized lounge room and separate dining area. Downstairs, the underneath of the home has a concrete slab and is enclosed with gates at the front and rear to offer security. Set on a well maintained and fully fenced 607 m² allotment, which has the added benefit of bore water, neighbouring the rear of the property is Louisa "Pee Wee " Creek which has created an amazing ambience due to bushland environment. It's not hard to see how the neighbours on either side have lived in the area as long as the current owner, which is a testament in itself to local appeal.

THE PROPERTY- Three generously sized bedrooms- Two bedrooms have built ins- One box air-conditioner to main bedroom - Functional kitchen- Living room- Dining room- Near new bathroom with shower- Separate toilet- Polished timber floorboards throughout- Low maintenance fully fenced 607 m² allotment- Bushland as your rear neighbour- Bore water- Ample storage space underneath the property, offering potential as a second entertainment area- Double carport- Council Rates - \$1,433.69 per half year on standard water plan

THE LOCATION- Five-minute drive to Willows Shopping Town- Five minute drive to Vincent Village- Five minutes to Domain Shopping Centre- Minutes from IGA & Woolworths- Minutes from Primary and Secondary Schools- Easy access to road networks into CBD and Townsville Hospital/JCU access- 10 Minutes to Willows Shopping Centre and Cannon Park restaurant and entertainment precinct