

# 42 Riveredge Boulevard, Oonoonba, Qld 4811

Whaites  
+co.

## House For Sale

Wednesday, 8 May 2024

42 Riveredge Boulevard, Oonoonba, Qld 4811

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 246 m2

Type: House



Jess Whaites

## Offers Over \$509,000

A fusion of modern taste and low maintenance lifestyle, this home is a lesson in high end finishes and resort style living without the price tag. This stunning build with an intelligent design and immaculate presentation would make an excellent addition to your rental portfolio with a future potential gross yield of 6.1% or a gorgeous first home with a touch of luxury. It's my pleasure to invite you to 42 Riveredge Boulevard. Nestled in the centre of The Village, this resort style property with no expense spared is sure to impress. Enjoying open plan living, three bedrooms, two bathrooms and an inground swimming pool, this beautifully built home is the perfect choice for those seeking an ideal investment opportunity with minimal maintenance or a first home buyer looking for something special, only minutes from the Townsville CBD. - Open plan dining and lounge space with a neutral colour palette and 3 metre high ceilings for an added sense of space- Perfectly located kitchen complete with breakfast bar, waterfall stone benchtops, plenty of cabinetry and gas top cooking- Master bedroom features walk through robe and private ensuite with impeccable floor to ceiling grey slate look tiling- All bedrooms feature built-in robes, carpet and split system air-conditioning- Main bathroom is spacious with corner shower, modern vanity and separate bath tub for your Sunday soak- Private alfresco area overlooking your new plunge pool- Secure, automatic double garage with laneway access for peace of mind - Low maintenance corner block with privacy fencing- EAT: 5 minutes to The Precinct, offering a selection of cafes and fine dining options - EDUCATION: 5 minute drive from quality childcare, primary and high schools.- SHOP: 5 minutes to the Fairfield Shopping Central with Coles, Woolworths, Kmart, Bunnings and so much more - ENTERTAIN: 10 minute drive to the Townsville CBD and the Strand- CONVENIENCE: 15 minute drive to the Townsville Hospital, James Cook University and Army Barracks- Townsville City Council rates are approximately \$1,600 per half year- There are no body corporate fees associated with this property- Rental appraisal \$550-\$600 per week (6.1% gross yield potential)All information (including but not limited to the property area, floor size, price, address and general property description) on online advertising is provided as a convenience to you, and has been provided to Whaites + Co by third parties.