

43 Neelsen Street, Wulguru, Qld 4811



House For Sale

Wednesday, 24 April 2024

43 Neelsen Street, Wulguru, Qld 4811

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 728 m2

Type: House



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Offers Over \$429,000

Uncover the hidden gem at 43 Neelsen Street in Wulguru! This home boasts 3 spacious bedrooms, 1 bathroom, and an inviting outdoor entertainment area. Plus, there's a generously sized high-clearance double carport perfect for storing your caravan, along with an additional large shed and garden shed for added convenience. The spacious open floor plan design makes it easy to move between the kitchen, dining, and living areas, perfect for entertaining and everyday living. This thoughtful layout ensures that whether you're hosting a dinner party or enjoying a quiet night in, everything you need is within reach. Plus, you'll appreciate the durability and easy maintenance of your beautiful hardwood timber floors. The kitchen provides plenty of space and convenience with its generous walk-in pantry. Hosting gatherings is made easy with the dependable gas stove top an oven, featuring stainless steel range hood, ensuring efficient cooking and clean-up. Escape to a peaceful retreat with each of the three bedrooms including built-ins robes, with the large main bedroom featuring a huge built-in robe and the hallway cupboard catering to all your storage needs. The entire home is air-conditioned, ensuring your comfort across all seasons and making every day living a breeze. Step outside and discover your outdoor entertainment space. The well-kept gardens and meticulously organised outdoor area offer a peaceful setting for gatherings or gardening activities. Plus, enjoy peace of mind with the recently upgraded roof sheeting. Parking and storage are abundant, thanks to a four-bay carport, an additional single car garage, and a large, pressed concrete driveway. This setup caters perfectly to families with multiple vehicles or anyone requiring ample space for boats, caravans, or other equipment. The home's exterior cladding infuses it with classic charm, while the interior boasts well maintained features for a comfortable and contemporary lifestyle. Enhanced security on all bedroom windows adds an extra layer of peace of mind, ensuring you and your loved ones feel safe at all times. Your home:

- Expansive open floor plan seamlessly connecting the kitchen, living, and dining areas, complemented by a split-system air-conditioning unit to ensure your comfort all year round.
- Practical chef's kitchen equipped with a gas cooktop and oven, breakfast bar/island bench, double sink, walk-in pantry, and plenty of storage space.
- Boasting polished hardwood timber floors throughout, adding timeless elegance to the space.
- Three large bedrooms boasting built-in robes, air-conditioning and fans.
- The main bedroom includes a mirrored built-in robe, offering additional storage space.
- Ceiling fans are installed in all areas of the home, including the bathroom, ensuring comfortable airflow throughout.
- Recently installed 6.6 kW solar system, offering energy efficiency and cost savings for your home.
- Recently replaced roof sheeting ensures durability and peace of mind.

Your property:

- Positioned on an expansive 728 sqm parcel, boasting low maintenance lush green lawns accompanied by well-established gardens.
- Spacious covered BBQ, perfect for gatherings and relaxation.
- Ample parking with 2-bay carport attached to the house, additional 2-bay carport and large lockable powered shed at the rear of the property.
- Expansive pressed concrete driveway extending all the way to the back fence, providing ample parking and easy access.
- Garden shed to keep all your garden equipment safe, and out of sight.
- Classic charm with exterior cladding and contemporary interior design for comfortable living.

Your Location:

- A short 15 minute drive from Townsville CBD, Queensland Country Bank Stadium, and various restaurants.
- Close to Lavarack Army Barracks, James Cook University and the Townsville general hospital.
- Nearby Fairfield Central shopping centre and Bunnings for shopping needs, Stuart Hotel, schools, and medical facilities add to the convenience.
- Proximity to essential facilities and recreational options make it perfect for families or those seeking a peaceful lifestyle.
- Stones throw away from Cluden Park race track that offers year round racing and family events.

Your investment:

- Currently owner occupied;
- Current rental appraisal of \$440 to \$490 per week;
- A large potential gross yield of up to 5.94% due to huge demand for rentals in the area due to the properties location and features;
- This area is continuing to grow due to its affordability and investment potential - making it a sound owner-occupier or ideal addition to your property portfolio;
- Currently the Townsville Region is experiencing a high demand for rental properties, with Ray White Townsville maintaining approx. 0.5% vacancy rate, lower than the region's average of 1%;
- Flood-free block.

Don't miss out on the chance to make this house your home! Contact Ben Waugh 0487 730 456 or Jack Palmer 0409 140 909 now to schedule a viewing and see first hand how this property can meet your family's needs. Act fast-your dream home is just a viewing away.