

# 433 Stuart Drive, Stuart, Qld 4811



## House For Sale

Thursday, 7 March 2024

433 Stuart Drive, Stuart, Qld 4811

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1012 m2**

**Type: House**



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**\$449000**

Discover the epitome of modern living with this exceptional property strategically positioned for ultimate convenience in Townsville. Boasting close proximity to the city, Lavarack Barracks, and the Ring Road, this residence offers unparalleled accessibility to all corners of Townsville, ensuring a lifestyle of ease and connectivity.

**Key Features:**

- Prime Location:** Enjoy the convenience of being mere minutes away from the heart of Townsville, Lavarack Barracks, and the ring road, facilitating swift and effortless travel to any destination.
- Spacious Bedrooms:** This generously sized property features four large bedrooms, each equipped with built-in robes, providing ample storage space for all occupants. The master bedroom boasts an extra-large walk-in robe, offering the opportunity for easy conversion into an ensuite, allowing you to tailor the space to suit your preferences.
- Separate Living and Dining:** Experience the luxury of separate living and dining areas, providing versatile spaces for relaxation, entertainment, and culinary delights.
- Gas Cooking:** Indulge your culinary passions in the well-appointed kitchen featuring gas cooking, ensuring efficient and precise meal preparation.
- Outdoor Living:** Unwind and entertain on the huge front deck, offering the perfect setting for alfresco gatherings and enjoying the scenic surroundings. Additionally, two leveled pads of land provide ample opportunity to enhance the property with a pool or extend the existing residence, allowing you to create your dream outdoor oasis.
- Air Conditioning:** Stay cool and comfortable year-round with the property's air conditioning system, ensuring optimal indoor climate control.
- Solar Power:** Embrace eco-friendly living with solar power, significantly reducing energy costs. The current owner's power bill averages approximately \$800 per year, offering substantial savings and environmental benefits.
- Private Oasis:** Discover the top level of the block, a serene and private oasis ideal for a variety of purposes, whether it be a tranquil retreat or a versatile space for creative endeavors.
- Council Rates:** Approximately \$3,400 per year (subject to change), providing essential services and amenities to the community.
- Exceptional Value:** Priced from \$449,000, this property presents incredible value and is sure to attract keen interest from discerning buyers. Weekly rental appraisal \$475pw. Act swiftly to secure this coveted opportunity before it's gone!

Don't miss your chance to experience the perfect blend of convenience, comfort, and potential in this remarkable Townsville property. Contact Aimee Hair today to arrange a viewing and embark on the next chapter of your homeownership journey!

**Disclaimer:** while all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies and we accept no liability for any errors or exclusions, including but not limited to a property's land size, floor plans and building age. Accordingly, all interested parties should make their own enquiries and obtain their own legal advice.