

45 Ford Street, Hermit Park, Qld 4812



House For Sale

Sunday, 26 May 2024

45 Ford Street, Hermit Park, Qld 4812

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 647 m2

Type: House



Fit Malau-Aduli

UNDER CONTRACT

~ FREQUENTLY ASKED QUESTIONS ~- Was this property flood affected in 2019? - No. check <https://maps.townsville.qld.gov.au/> for more information- When was this property built? - 1920- What are council and water rates for this property? - Approx. \$1,645.48 per 6 months for both- Any body corporate fees? - N/A- Current rental appraisal - \$470-\$500/week- How negotiable are owners on price? - Nothing under \$425,000 will be secure this property in the first month of it being advertised.- Is there a building and pest report I can access? - Absolutely. Make an inquiry and I can email this through. Please note that at this price, there are a few bits of work that will need to be done around the home. Embrace the timeless allure of this 1920s Queenslander nestled in the heart of Hermit Park. Brimming with classic features and modern comforts, this spacious three-bedroom residence offers a seamless blend of heritage charm and contemporary living. Set on a sprawling 647 sqm block, this home boasts a harmonious fusion of retained period details and tasteful updates. Step inside to discover an inviting ambiance with wrap-around enclosed verandahs, original timber flooring, French doors, and soaring high ceilings throughout. The upper level reveals expansive living areas, including a central lounge room that flows effortlessly to a generously proportioned enclosed verandah, perfect for alfresco entertaining. The light-filled kitchen features ample bench space, electric cooktop and oven, and large casement windows opening out to the undercover rear deck. Three bedrooms, adorned with high ceilings and charming French doors throughout the outskirts of the home, offer peaceful retreats. The main bedroom includes an adjacent walk-in robe, while the elegant bathroom showcases a separate shower and clawfoot bathtub. Downstairs, a versatile air-conditioned teenage retreat provides ideal separation for guests or serves as a rumpus room or second study. Additional conveniences include a second toilet, laundry, and parking for four cars under the home. Current rental appraisal at \$470-500 per week, this property presents an excellent investment opportunity. Situated within the coveted Hermit Park school zone, and close to shopping precincts, schools, and parks, this home epitomizes convenient and desirable living in Townsville's sought-after suburb. Don't miss your chance to secure this quality Queenslander and experience the essence of heritage charm with modern convenience. Call Fit on 0447 216 231 for more info or to make an offer.