

5 Watt Street, Wulguru, Qld 4811

House For Sale

Monday, 22 April 2024



5 Watt Street, Wulguru, Qld 4811

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 1300 m2

Type: House



Lesley Rowan

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Offers over \$560,000

OPEN TO VIEW SUNDAY Welcome to 5 WATT STREET WULGURU, a charming, comfortable 4 bedroom family home situated on 1300 sqm land area, offering a country feel lifestyle at your backdoor. Upgrades have started here. This property boasts a NEW MODERN KITCHEN and BATHROOM with features such as SOLAR PANELS for eco-friendly living with a fantastic outdoor entertaining area, ideal for enjoying the beautiful Queensland weather. The outdoor space is fully fenced into a house yard and separate stable facility. This does offer or create an opportunity to rent out the stables or be it home for your own horses. Built in a district where horse enthusiasts want to combine their home residence & lifestyle love of horses live and enjoy a way of life easily. The now stables could easily be converted to the shed your needing, and there is the ability to have a dual dwelling arrangement on this property. Being Ideally located the position offers close connection to the City Heart, Cluden Park Racetrack, Townsville University Hospital, James Cook University, Schools x 6 (both primary & secondary) and also the Sporting Venue Murray Stadium, are all facilities all within a few minutes drive to the neighbouring suburbs, Shopping Centres & Food Precincts are close by also, all offering easily accessible conveniences. This is the perfect opportunity for horse trainers and horse enthusiasts wanting a stable at home for convenience. **ACROSS THE ROAD FROM CLUDEN RACETRACK - AN OPPORTUNITY NOT TO MISS!** Place your offer!

PROPERTY DESCRIPTION:

- 1300m². Fenced allotment.
- BLOCK HOME / TILED ROOF (Many upgrades since purchase 2009). Outdoor area addition, a fantastic kitchen & bathroom to please.
- Tiled floor open porch to front door Entry Foyer.
- 4 BEDROOMS (tiled floors/ airconditioned/ window coverings (1. Master with built-in wardrobe New Q. Size) - (2. Bedroom Dbl./Q. Size with open storage)- (3. Single - Nursery Size Bedroom) - (4. Bedroom Dbl./Q. Size).
- NEW KITCHEN- WOW! White with glass Splashback, Soft Close Draws & doors, pantry draw shelving, gas cooktop, Bosch dishwasher, Ariston Piro- Clean Wall Oven. Large Island bench with draw storage.
- DINING ROOM/KITCHEN combined - double timber door opens to the Outdoor Living zone.
- OUTDOOR LIVING AREA - Rustic setting - Tiled floor, bar, BBQ area. (Fantastic cool area capturing all the breezes with an outlook over the stable area).
- FAMILY LIVING ROOM + SITTING MUSIC ROOM.
- MUD ROOM/IRONING/SEWING/STUDY (work in progress. This could be whatever you need).
- NEW BATHROOM (White modern simplicity) - (Large shower space).
- TOILET X 1
- SOLAR
- Linen Storage x 5 doors

**Electrical upgrades throughout, Fans, Lights - New Split System Air-conditioner to living zone. Freshly Painted Interior, Tiled floors & Security Screens throughout).

** STABLE AREA IS FENCED SEPERATELY (in this area is the following facilities).

- CARPORT X 2 (this could be used for another stable or other purposes). Building is constructed of block,
- STABLES (registered) X 2 (the back half of the property has been fenced to separate the stable from the home).
- FENCED DAY YARDS / Chook run.
- Electricity (lighting & fans) water connected. (This area has room and the ability to build a detached dwelling).

**RATES half year \$2067.27 (before discount). VIEWINGS OF THIS PROPERTY ARE BY APPOINTMENT or VISIT THE HOME: OPEN TIMES SUNDAY 10.30 - 11.30 Phone AGENT Lesley Rowan m 0400516142 to discuss the property, present your offer, or organise your inspection. Disclaimer: Care has been taken to ensure the information provided herein is correct. We do not take responsibility for any inaccuracies. Interested purchasers should make their own enquiries to verify the information.