

525 Ross River Road, Cranbrook, Qld 4814

Sold House

Friday, 26 April 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 809 m2

Type: House



Tracey Stack
0437434056

Contact agent

Secluded and shaded by established gardens with low maintenance plantings that also act as a sound barrier for local road noise, this immaculately maintained home over two levels offers enormous value in flexibility to its buyer. - Low maintenance fibro and block construction- Investor appeal due to it's ability to be rented as two separate residences (legal height over two levels each with a separate entrance)- Ideal for large families looking for option to explore inter-generational living, accommodate young adults with some independence or needing room to spread out- Re-roofed, external paint in 2020, current termite barrier in place, new HWS 2023- Fully fenced with irrigation to all gardens and grassed areas including front nature strip- Garaging for two vehicles and room to park additional vehicles on site, large custom lock up storage shed on site- Large paved outdoor entertaining area- Central location, less than 5 minutes North or South to three of Townsville's major retail shopping precincts, esteemed schools and a short 10 minute drive to James Cook University (or by bike using river pathways), Townsville University Hospital, and Lavarack Barracks - Meander down to the bike and walking tracks that run alongside the pristine Ross River waterway in less than 10 minutes- Building and Pest Reports have been completed by the owner in the interests of complete transparency- Rates \$1,734.29 per half year inclusive of water (a generous water allocation is included in rates charges however, if the property exceeds the allocation then excess water charges apply)Upstairs- Light filled kitchen, living, dining, front patio and three bedrooms (one built-in) all with a lovely aspect to established gardens- Spacious pantry for kitchen area- Bathroom with large shower recess, linen press and separate WC- Polished hardwood floors, fans, screens and some security screens including to front and rear entry doors and accessible windows, fully air-conditionedDownstairs- Massive open plan living, dining and kitchen area with excellent natural light and cross breezes- Separate bedroom and hanging robe- Individual bathroom/WC combined- Air-conditioned and fully security screened