

**78 Monolith Circuit, Cosgrove, Qld 4818**



**House For Sale**

Friday, 2 February 2024

78 Monolith Circuit, Cosgrove, Qld 4818

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 448 m2**

**Type: House**



Marion Grice  
0412960744



Mark Stevenson  
0423478044

## Offers Over \$430,000 Negotiable

Cosgrove Estate is a close knit, master planned community with quick and easy connectivity to Townsville's best amenities, employment centres, restaurant and shopping precincts, and education hubs. Only minutes to the Northshore shopping complex which includes Woolworths plus 13 specialty stores, Bunnings, medical services, the Northern Beaches Leisure Centre and a 24-hour gym all at your doorstep. Plus, the new family friendly North Shore Tavern, a vibrant place to catch up with friends, enjoy a cool drink or to try some sensational pub fare. With an abundance of playgrounds, BBQ facilities and fitness stations plus excellent schools from day-care, preschool to high school, this family friendly suburb welcomes you. Understated from the street this modern, well maintained family home boasts a great location at the end of the street with access to beautifully maintained parkland and children's playground, a great place to play with family and pets. Three split system air-conditioned bedrooms with built-ins, the master enjoys a trendy ensuite and walk-in robe. The main bathroom has a bath / shower combination and separate toilet. Split system air-conditioned living and dining features a vaulted high ceiling plus a convenient study nook and opens onto the outside area. The functional kitchen includes a dishwasher and overlooks the outdoor area and gardens. The fully covered rear outdoor area is ideal for relaxed casual family living. Single remote garage, garden shed, ceiling fans and security screens throughout and irrigated, easy care gardens.\* Three split system air-conditioned bedrooms with built-ins\* Master enjoys an ensuite and walk-in robe\* Main bathroom has a bath / shower combination and separate toilet\* Split system air-conditioned living and dining with vaulted high ceiling opens onto the outside area\* Convenient study nook\* Functional kitchen includes a dishwasher and overlooks the outdoor area and gardens\* Fully covered rear outdoor area\* Ceiling fans and security screens throughout\* Single remote garage\* Garden shed\* Irrigated easy care gardens\* Access to beautifully maintained parkland and children's playground

**AFFORDABLE CAREFREE LIVING - PERFECTLY POSITIONED IN THIS FAMILY FRIENDLY ESTATE**

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.