

8/269 Riverside Boulevard, Douglas, Qld 4814



Unit For Sale

Wednesday, 12 June 2024

8/269 Riverside Boulevard, Douglas, Qld 4814

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 125 m2

Type: Unit



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\$285,000

Nestled in a prime locale, this multi-level apartment offers convenience and comfort, and a super close proximity to key institutions such as James Cook University, Townsville University Hospital, and Lavarack Barracks. Beyond its strategic placement, this residence boasts a two-minute stroll to retail and shopping hubs, along with the ever-popular Riverside Tavern. Positioned in the heart of Riverside Gardens, this apartment is convenient living at its finest being within reach of all of life's essentials. Spanning three distinctive levels, it presents an ideal opportunity for both first-time homebuyers and astute investors keen to leverage its exceptional location and value. Having faithfully served its owners over the past seven years as an investment and a place for their child to reside whilst at uni, this apartment is now ready to go and serve new owners. In this fantastic location and at this price, it will not last long in Townsville's hot property market!

The Property- Well-positioned being the end apartment in the block, so neighbours just on the one side- 2 bedrooms, each with its own built-in wardrobe- Functional layout across three separate levels with plenty of storage- Automatic, remote-controlled garage - Complex features sparkling in-ground pool- Internal laundry & separate storage room on middle level- Tiled balcony overlooking sparkling in-ground pool- Main bathroom on top floor with separate toilet located in between the two bedrooms - Second toilet to service living zone on middle level- Strong rental history in very high demand area- Fully air-conditioned living areas and bedrooms- Perfect location for investors to take advantage of hospital, army barracks, & James Cook University- Clean, neat and tidy, and for the investor, has a rental potential of up to \$460 per week making this an ideal set and forget rental- Or, if you have children attending the university, this is the perfect option rather than living on campus being so close and having direct public transport access as well

The Location- Walking distance to James Cook University & Townsville University Hospital- Walking distance to Specialty Shopping Centre including Douglas Family Medical Centre & Riverside Gardens Pharmacy, IDK Coffee, Peach Pit Gym- Walking distance to Riverview Tavern - Walking distance to Goodstart Early Learning Centre- Walking distance to the swim school, dog park, tennis court, and sporting oval- Short distance to hike & bike trails- Short stroll to the banks of the Ross River- Family friendly area surrounded by parks and leafy streets