

# 8 Hedley Court, Mount Louisa, Qld 4814



## Sold House

Monday, 14 August 2023

8 Hedley Court, Mount Louisa, Qld 4814

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 1128 m2

Type: House

**\$315,000**

For the renovators looking to provide a much needed facelift to this old beauty, or the owner-occupiers looking to build value over time; this one is for you. This is a lucrative opportunity to secure a high-set Queenslander at the end of a quiet cul-de-sac on a very generous parcel of land in Mount Louisa. This type of opportunity doesn't come along often, and certainly won't last long. Welcome to 8 Hedley Court, Mount Louisa 4814.

**The Property + Upstairs:-** 4 Spacious bedrooms- One bathroom featuring walk in shower- Wooden floorboards throughout for carefree cleaning- Spacious kitchen in need of TLC- Open plan living room with balcony access- Spacious 1128m<sup>2</sup> parcel of land w/ Garden shed- Single lockup garage with undercover carport

**The Subfloor:-** Fully enclosed space- Timber finishings in bar/rumpus room- Built-in bar for entertaining guests- Additional bathroom featuring walk in shower- Laundry with outdoor access- Additional storage room

**The Opportunity:** This house is currently vacant meaning the prospective purchaser can get straight to renovating upon settlement to give the property the makeover it deserves and bring it back to life.

**The Location:** Situated atop an inclined hill at the end of a quiet cul-de-sac, this old girl has beautiful views of Castle Hill and everything in-between. It's close to parkland, sporting grounds, shopping, and entertainment:- 2 Minutes to High Vista Park/Brothers Townsville Football Club- 5 Minutes to Calvary Christian College- 5 Minutes to Domain Central- 7 Minutes to Stockland Shopping Centre- 10 Minutes to Castletown Shopping World- 17 Minutes to Townsville's CBD

This property will be open for inspection EVERY WEEKEND until sold. Secure the opportunity to own a generous slice of real estate in one of Townsville's most sought-after suburbs. For further information, please call Dylan on 0447 267 806. Interested parties should verify the accuracy and currency of the information and make their own independent inquiries as the agent cannot attest to the correctness of the information provided. Some file photographs in use may have been taken some time ago or modifications have been conducted at the property since the photography. Please rely on your own inspection and investigations to determine if this property is suitable for your requirements and information provided is general in nature. First National Townsville bears no liability for any loss sustained due to inaccuracy or omission.