

91 Sunhaven Boulevard, Burdell, Qld 4818



Sold House

Friday, 8 March 2024

91 Sunhaven Boulevard, Burdell, Qld 4818

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 416 m²

Type: House



Dylan Weiske

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\$543,500

Investors take note! Featuring a stunning floorplan and a beautifully presented interior with quality finishes through; this property requires little to no work and is being offered to market for the first time since it's construction in 2014. It presents a fantastic opportunity to secure generous rental incoming thanks to the fresh lease through to December 2024 returning \$545 per week with potential to increase year on year with Townsville's accelerating market. Welcome to 91 Sunhaven Boulevard, Burdell 4818. The Property:- 4 Generous bedrooms featuring built in robes- Master bedroom featuring a walk-in robe and ensuite- Ensuite featuring walk in shower and floor to ceiling tiles- Modern master bathroom featuring a walk in shower, bath tub and floor to ceiling tiles- Modern kitchen with quality appliances, polished stone benchtops, and plenty of storage- Study nook with NBN connectivity- Split system air conditioning throughout- Tiled living spaces for carefree cleaning- Breezy open plan design with spacious outdoor entertainment area- Lush, easy care lawns with irrigation- Double lockup garage- Separate laundry with yard access and linen cupboard- 416m² block opposite parkland The Location: 91 Sunhaven Boulevard is situated in one of Townsville's most sought after suburbs. With a premium location opposite to parkland, and just minutes from entertainment, education, parks, and amenities; this property is positioned perfectly for the growing family who want to be close to everything without feeling crowded.- 3 Minutes to Townsville Grammar School - North Shore- 5 Minutes to Bohlevale State School- 5 Minutes to Woolworths North Shore & North Shore Shopping Centre- 6 Minutes to the Bohle Barn Restaurant- 9 Minutes to Bushland Beach The Opportunity: The savvy investor will immediately reap the rewards of their purchase thanks to the fresh lease through to December 2024 with a generous return of \$545 per week for a gross annual yield of approx 5.25%**Based on a sale price of approx \$540,000. Call Dylan on 0447 267 806 for more information. 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.