

Address available on request, Burdell, Qld 4818



House For Sale

Thursday, 16 November 2023

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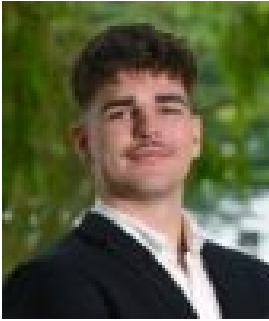
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 550 m2

Type: House



Ben Faulks
0747559559



Nicky Faulks
0403023663

Offers over \$469,000

Calling all Investors! Welcome to this stunning family home located in the tranquil neighbourhood of Burdell. This property combines style, comfort, and convenience, with the added bonus of guaranteed rent until 2026 at \$500 per week, plus the added option of another 3 years with DHA. The home is well designed, with an open plan kitchen/living zone, separate formal lounge at the front and large windows that allow for ample natural light. The contemporary feel is highlighted by high ceilings, tiled floors throughout and a neutral colour palette that gives the home a wonderful feel. There is a formal lounge/media room at the front of the home with double doors that can be closed off, this can also be another bedroom if needed. The heart of this home is a well equipped kitchen featuring floor to ceiling cabinetry, large fridge space and plenty of storage. It's the ideal space for the avid cook and seamlessly flows into the open plan dining and living area. This area is very generous and would easily fit the largest of lounges or bigger dining suites. This area flows out to the double patio outside and expansive back yard with side access. The property includes 4 generously-sized bedrooms, all with air-conditioning and fans. The master suite is the perfect parents retreat with a walk-in wardrobe and a lovely ensuite. The bedrooms are strategically positioned to ensure privacy and quietness, making them perfect sanctuaries for relaxation. In one of Townsville's most sought-after locations for families, it's only a short distance from local schools, shopping centres and plenty of parks and walkways to enjoy. With guaranteed rent until 2026, this property is neat as a pin and hard to resist. Additional Features- Double lock-up garage- Internal laundry room with ample storage- Split system air conditioning throughout- Double sized patio for entertaining - Fully fenced, private yard- Quiet street only minutes to quality schools- Be paid rent regardless of being vacant or occupied- Current Smoke Alarm Compliance

MONTHLY RENTAL: Gross Rent \$2,174.11 DHA Management Fee \$358.73 Net Rent Per Month \$1,815.38 Council Rates: \$2129 per half year