

# 112 Gouldian Avenue, Condon, Qld 4815



## House For Sale

Thursday, 4 July 2024

112 Gouldian Avenue, Condon, Qld 4815

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



Rae White

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## Just Listed

Primely positioned in a beautiful, family-friendly pocket of the ultra-convenient suburb of Condon, this contemporary residence boasts multiple living spaces and an efficient solar system with 11 panels. Flaunting a freshly painted exterior, brand-new carpets to two bedrooms, a modern kitchen, and a garden shed for all your storage needs, this superb property is the perfect family home or investment opportunity. Upon entering the home, you're welcomed by a spacious family lounge room that seamlessly connects to the central galley kitchen. The kitchen is well-equipped with electric appliances, a generous pantry, space for a dishwasher, and ample cupboards and drawers, making it a functional and stylish heart of the home. Flowing through the main wing of the house, you'll find the open-plan dining and second living area, creating a perfect space for family gatherings and entertaining. The residence features three good-sized bedrooms, two with built-in wardrobes. The master bedroom is a true retreat with an open walk-in robe and direct access to the two-way bathroom, which includes a separate shower stall and bathtub. Stepping outside, you'll discover a quaint undercover patio that overlooks the lovely back gardens, providing an ideal spot for relaxation and outdoor dining. The property also includes a garden shed for all your storage needs. Investors, the long-term tenant is currently paying \$370 per week and has a lease in place until 30th August 2024. The new Rental Appraisal is \$450 - \$480 per week. Features Include:- 3kw solar system with 11 panels - Family lounge room to front of the home- Galley kitchen with electric appliances & large pantry- Master bedroom with walk in robe & access to two-way bathroom- 2 bedrooms with built in wardrobes- Open plan lounge & dining room - Fully air-conditioned throughout- Down lights & ceiling fans throughout- Two-way bathroom with separate shower stall & bathtub- Security screens throughout- Undercover entertaining area- Fresh external paint & brand-new carpet to two bedrooms- 480m<sup>2</sup> lush allotment - Garden shed This contemporary home offers comfort, convenience, and a touch of modern elegance, making it an ideal choice for families or investors looking to capitalize on the booming Condon market. Conveniently just moments to an abundance of amenities and 5 minutes from Willows Shopping Centre, Cannon Park Entertainment Precinct, Riverway Lagoons, Brothers Leagues Club. Close to parks, schools, local shops, public transport, and the Ring Road allowing easy access to JCU, the Townsville Hospital, Lavarack Barracks, and the Northern Beaches. Everything you could ever possibly need is just moments away. This is a beautiful home ready and waiting for its new owner. Seize your chance to get yourself into the market or add to your investment portfolio. Contact Rae on 0406 538 448 to find out how. 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.