

# 13 Rowers Lane, Douglas, Qld 4814

## House For Sale

Sunday, 23 June 2024



13 Rowers Lane, Douglas, Qld 4814

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 701 m2**

**Type: House**



Dylan Weiske

0447267806

## Offers Over \$599,000

To the owner-occupier looking to reside in the blue chip suburb of Douglas, just minutes away from the James Cook University and University Hospital, or the savvy investor looking to break into the Townsville market with an absolute gem of a property - this one is for you. Featuring an complete internal repaint, new carpets throughout and several new split system air conditioners; this property is sure to be a hit. Welcome to 13 Rowers Lane, Douglas.

**The Property:-** 4 Generous bedrooms featuring built in robes- Master room features a walk in robe w/ full size mirror and en-suite- En-suite features a walk in shower- Family bathroom features a walk in shower and tub- Large kitchen with quality appliances- 3x living/dining spaces to choose from with new split system air conditioners- Tiled throughout living spaces for carefree cleaning- New carpets throughout- Freshly repainted throughout- Split system aircons throughout- Breezy, open plan design with large outdoor entertainment- Double lockup garage, with one side converted into a multi-purpose room, complete with AC- Spacious 701m<sup>2</sup> block with double side access and garden shed

**The Opportunity:** This property is currently VACANT and MOVE IN READY making it perfect for both investors and owner-occupiers alike. Owner occupiers can look forward to moving straight in with vacant possession, and the savvy investor can look forward to an estimated rental return of \$580 to \$610 per week on a fresh lease, based on similar property.

**The Location:** Just a stone throw away from James Cook University & Hospital, and Lavarack Barracks - this property is perfect for families looking to be close to education, healthcare and defence with easy access to main roads nearby.- 2 Minutes to The Ross River & Parks- 3 Minutes to Townsville University Hospital- 4 Minutes to James Cook University- 5 Minutes to Stocklands Shopping Centre- 7 Minutes to Lavarack Barracks

This property will be open for inspection every weekend until sold, so get in quick! 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.