

**19 Bona Avenue, Belvedere, Qld 4860**



**House For Sale**

Wednesday, 6 December 2023

19 Bona Avenue, Belvedere, Qld 4860

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 818 m2**

**Type: House**



David Galloway Penney  
0402483818

## Buyer's in the Mid - High \$300,000's

**DISTINCT** Boasting a smart renovation and an abundance of size and space, this solid family home is the perfect residence and offers irresistible charm. Located in one of Innisfail's most sought-after suburbs, Belvedere, our home offers a low-maintenance lifestyle that is turnkey and ready to go.

**THE FACTS:**

- Set on an allotment of 818m<sup>2</sup> with Side Access Gates to a Fully Fenced Backyard
- Solid Block Home boasting a Newly Painted Exterior and Tiled Front Patio
- Newly Painted Interior Walls and Ceilings
- Brand New LED Lighting, Ceiling Fans, and Switches
- Open Plan Air-conditioned Living and Dining Area
- Three Air-conditioned Light and Bright Bedrooms, each with Built-In Robes
- Clever Kitchen with Walk-In Pantry boasting New Subway Tile Splashbacks
- Additional Family Room leads to a Huge Outdoor Patio
- Fully Renovated Bathroom with Walk-In Shower and LED Backlit Mirror, Separate Toilet
- Low Maintenance Yard with Space for a Caravan or Boat, plus a 3m x 3m Lawn Lockup
- Build Year : 1985
- Council Rates : Approx \$3000 / year
- Rental Appraisal : \$400 / week

These photographs have been enhanced for marketing purposes and may not reflect the actual appearance or dimensions of the property. They are intended to provide a visual representation of the property's potential and should not be relied upon as a basis for making decisions about purchasing/renting. Prospective buyers/renter should conduct their own due diligence, including inspection and verification of property features and conditions. Champions In Real Estate are not responsible for any errors, inaccuracies, or misrepresentations in the photographs. Champions in Real Estate is a licensed real estate agency. We are not licensed builders, inspectors or valuers and the information contained here has been provided to us by third parties. The information is for guidance only. Whilst we make efforts to ensure all information contained herein is gathered from sources we believe to be reliable, we provide no guarantees concerning the accuracy, completeness, or current nature of the information and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. It is not intended as building, pest, planning or other advice and should not be construed or relied on as such. Prospective purchasers must undertake their own due diligence, enquiries and undertake various searches to verify the information contained herein. The information has been prepared without taking into account your personal objectives or needs for the property. Before making any commitment of a legal or financial nature you should consider the appropriateness of the information having regard to your circumstances and needs and seek advice from appropriate advisors.