

**19 Sunderland Street, Garbutt, Qld 4814**

**House For Sale**

Wednesday, 3 July 2024

19 Sunderland Street, Garbutt, Qld 4814

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 911 m2**

**Type: House**



TaylorLee Bamborough

0747272450

**\$379,000**

Look no further than this prime blank canvas to make what you desire, perfectly positioned to offer you the best of both worlds: a serene, private retreat and an unbeatable investment opportunity. **Property Highlights:**-Solid Timber Construction: This charming low set home boasts 3 genuine bedrooms and 1 well-appointed bathroom, providing ample space for comfortable living.-Spacious Kitchen/Dining Area: Enjoy a large, functional kitchen that seamlessly opens out to a fully covered rear deck, perfect for entertaining and outdoor dining.-Cool and Breezy: Large casement windows and ceiling fans throughout ensure a cool, airy atmosphere year-round.-Modern Upgrades: Benefit from an upgraded power board and a solar array, enhancing the home's efficiency and sustainability.-Expansive 911 m<sup>2</sup> Yard: Fully fenced and featuring excellent access to the rear of the property, this yard offers endless possibilities for outdoor activities and future enhancements.-Massive 9m x 6m Shed: Ideal for hobbyists, tradespeople, or anyone in need of ample storage, this shed boasts high roof space and is a true asset to the property.-Lush, Established Gardens: Enjoy the beauty and tranquillity of mature gardens, complete with several shade house structures. Close proximity to Townsville Airport, Garbutt State School, Melrose Park, playgrounds, and suburban soccer fields. Within just 4 km, you'll find the CBD, The Strand waterfront, Jezzine Barracks seaside walk, and the new Townsville Entertainment Stadium. This property has proven to be an excellent family home, offering plenty of space and a highly convenient location. Whether you're looking for your first home or a smart investment, considering its proximity to the Townsville Airport, this home is a must-see. Call today for your Viewing