

2 Belgravia Road, Bowen, Qld 4805



House For Sale

Friday, 29 December 2023

2 Belgravia Road, Bowen, Qld 4805

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 961 m²

Type: House



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\$420,000

Welcome to your freshly renovated home on this expansive 961m² fully fenced secure corner block – designed for convenience and versatility with additional spaces! Experience the convenience of two sets of large gates providing both front and exterior side access, perfect for caravans, boats and larger toys. The two car tandem, lockable garage not only provides ample room but also includes a dedicated workbench space to the back, perfect for those who prefer to use it as a shed or for various projects. This property is fully fenced, ensuring safety for pets and children while providing security and privacy, maximising usable space for your enjoyment. As you step off the brand new front deck, you will notice the cool breeze that this elevated home has undergone a complete and total renovation inside and out, boasting new appliances and fully fitted with new split system Mitsubishi Heavy Industry commercial quality air-conditioning units, providing icy-cold indulgence. Brand new adjustable levelled down-lighting has been installed throughout, along with a brand new switchboard and complete re-wiring of the property. This has provided a reduction on insurance alongside the recently replaced roofing, a bonus for the new home owner to reap the additional benefit of. Revel in the abundance of natural light provided by the custom made windows and new matching roller blinds freshly installed throughout the entire home. Each bedroom has been adorned with brand new carpet, two bedrooms boast mirrored sliding wardrobes, and the master showcases a beautiful large built-in feature barn door wardrobe, complementing the barn door feature leading to the rumpus room and separate laundry. Luxurious hybrid flooring seamlessly flows from the entry through to the office, lounge, and open plan dining and kitchen – featuring a brand new oven and functional, revitalised kitchen. With crisp, fresh paint throughout the interior, exterior and external perimeter of street front fencing, there is nothing left to do except move in. Highlighted features include:

- - Freshly Renovated: Meticulously redesigned, inside and out, showcasing a clean and fresh aesthetic.
- Expansive Corner Block: Enjoy the luxury of a 961m² flat, fully fenced secure corner block, providing privacy and space.
- Versatile Access: Two sets of large gates offer convenient access for caravans or boats, ensuring versatility for your lifestyle.
- Lockable Garage with Workbench: In-tandem garage featuring ample space and a complete workbench, catering to both storage and handy work needs.
- Inviting Entryway: Step into a welcoming entryway that sets the tone for the entire home, creating a warm and inviting atmosphere.
- Bedroom Comfort: Each bedroom boasts new carpet, with two bedrooms featuring mirrored sliding wardrobes and a master bedroom showcasing a stylish built-in barn door wardrobe.
- Luxurious Hybrid Flooring: Enjoy seamless hybrid flooring flowing through the property, functional, visually appealing and resistant to water spills or wear and tear.
- 2 Additional Spaces: Features an extra office and rumpus room, providing endless possibilities for personalized use.
- Abundant Natural Light: Revel in the bright and airy atmosphere created by the newly installed windows and roller blinds throughout the entire home.
- Modern Comforts: Fully fitted with new split system Mitsubishi Heavy Industry air-conditioning units, downlighting, new bathroom fittings and a new oven.
- Investment Appeal: Ideal investment opportunity for a versatile, positively geared rental property in a high demand market.
- Quiet and Secure Location: Situated in a quiet, family friendly street, offering both convenience of being close to amenities.
- Low-Maintenance: Freshly painted inside and out, with brand new external cladding, on a flat block with everything done, ensures a low-maintenance property that appeals to a wide demographic.
- New Deck: Brand new inviting deck to capture those afternoon coastal breezes and add curb appeal.

Investors, take note! This property is an ideal investment opportunity with a high rental yield in an inclining market, making it very appealing as a positively geared, low-maintenance rental that appeals to a wide demographic. Situated in a peaceful and friendly neighborhood that is close to the beach and amenities, this completely renovated and versatile property won't last long. Act now and be the first to call it home or secure a wise investment during a period of continuing capital growth.