

# 2 Tor Street, Cosgrove, Qld 4818



## House For Sale

Thursday, 11 July 2024

2 Tor Street, Cosgrove, Qld 4818

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 480 m2

Type: House



Terry Cochrane  
0747731006

## Offers over \$470,000

Belle Property welcomes you to 2 Tor Street, located in the highly sought-after "COSGROVE ESTATE" precinct. YOUR new "move in ready" home offers the ideal blend of modern comfort living, style & low maintenance convenience. On viewing the home, you will immediately notice the fresh internal paint job plus:

- There are three good size bedrooms on offer that come with built-ins, air-conditioning & fans
- The master bedroom features a convenient en-suite
- Your modern kitchen comes with a gas cooktop, electric oven, brekkie bar, double sink, designated space for the microwave.
- Spacious open plan tiled kitchen/ dining/ family space is fitted with split air-conditioning
- The family bathroom features a shower/ tub combo & separate toilet
- The smoke alarms have been updated & have a current compliance certificate
- Security screens to all the windows & sliding glass doors
- The current owners will be including 4 security cameras in the sale with WI-FI card which offers you added security & peace of mind.
- Two car remote garage with direct access to the kitchen (great for when you have the groceries)
- You have double gate access next to the garage & to the rear of the block
- The exterior of YOUR home has also been cleaned/washed, including the windows
- Low maintenance & pet friendly 480m<sup>2</sup> corner block
- Lovely covered/shaded front verandah/ porch plus a covered patio area at the side to relax & enjoy a cuppa.
- Vacant possession available

YOUR new address is nestled in a sought-after location with easy access to Schools, Shopping Centres, the Townsville Hospital, James Cook Uni & Laverack Barracks. The owners have literally gone through the whole house cleaning, so as to have the home present in immaculate condition before listing For Sale. (They have even gurneyed the driveway) For the astute investors the rent return in the current market is approx' \$540-\$550.00 per week. Call Terry to arrange a viewing today!