

**30 Douglas Street, Garbutt, QLD, 4814**



**Sold House**

Friday, 27 September 2024

30 Douglas Street, Garbutt, QLD, 4814

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Type: House**

## Location - Potential

### 30 DOUGLAS STREET GARBUTT

Nestled in the heart of Garbutt, 30 Douglas Street Garbutt offers a blend of comfort, convenience, and investment potential. This property has a range of features tailored to suit modern lifestyles.

- Location: Positioned on a spacious 749m<sup>2</sup> block close to essential amenities, including major shopping centres, schools, dining and take-away options. It's a mere stone's throw from the Airport, offering easy access to Townsville City the Townsville Strand and access to the Northern and Southern arterial roads.
- Interior Design: Step inside to discover polished timber floors throughout the home. The layout seamlessly connects the living, dining/kitchen areas, providing a versatile space for everyday living and entertaining.
- Kitchen: The large well appointed, functional kitchen offers ample storage, and bench space.
- Comfortable Living: The main living area has air conditioning, ensuring year-round comfort.
- Bedrooms: Three spacious bedrooms, each featuring ceiling fans for added comfort. The master bedroom, and second bedroom boast a convenient built-in robe.
- Outdoor Living: Relax and unwind on the front veranda, looking towards Castle Hill and park land. Storage sheds are available for gardening tools and outdoor equipment.
- Parking: Accommodate 6 vehicles with ease on the large area of pebblecrete driveway and parking area. Also room for caravans, boats and other machinery.
- Fencing: Fully fenced with large entry sliding gate.
- \* Rental Appraisal : \$380.00 - \$450.00 Per Week\*
- Townsville CBD: 8 minutes away
- Shopping centres in walking distance and short drive
- RAAF Base Townsville 5 minute drive
- Townsville Strand 5 minutes away
- Townsville airport 5 minute drive
- Primary, Secondary and Tafe college with in 5 minutes away

Whether you're seeking a family home or an investment opportunity, 30 Douglas Street offers both. Don't miss your chance to secure this property and experience the best of inner city living.

Contact the Treacy Nielsen 0419 252 722 to arrange a viewing and discover the endless possibilities awaiting you.

- Fully Fenced,6klw Solar
- Timber Floors throughout
- Large sealed pebble crete driveway,parking area
- Storage areas
- 3 large bedrooms
- Close to Schools Shopping,Day Care,Tafe,Hospitals
- Very large Kitchen
- Investment oppurtunity

Call Treacy Nielsen 0419 252 722