

4/10 Blanes Street, Cranbrook, QLD, 4814



House For Sale

Friday, 16 August 2024

4/10 Blanes Street, Cranbrook, QLD, 4814

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Nicole Plozza

The perfect investment property awaits.

Located within minutes' drive to Stockland Shopping Centre, The Townsville Hospital, James Cook University and The Lavarack Barracks, this is the perfect investment property returning \$460pw. Located in a well-maintained complex comprising of 17 standalone houses, complete with a resort style pool and community entertaining area.

Just a stones throw from a multitude of local amenities, private and state primary and high schools, public transport and a multiple of small shopping centres all within walking distance, this property ticks all the boxes.

- Modern block home, set in a quiet complex on its own exclusive use land of 515m² which is fully fenced.
- The kitchen can be accessed from two sides and forms the focal point of the home with marble look countertops, modern appliances and an abundance of bench and cupboard space.
- Front formal lounge room is fully tiles, with split system air-conditioning, ceiling fans and a large window.
- The second living area is also tiled and conveniently located near the kitchen and offers direct access to the rear patio.
- Three queen-sized bedrooms with built in robes, fully tiled for easy care, air-conditioned and ceiling fans.
- Modern bathroom offers a large walk-in seamless glass shower recess, floor to ceiling tiles and vanity with wall mounted mirror.
- Separate laundry room complete with washtub, additional linen storage in the hallway and separate toilet room for convenience.
- Rear tiled patio overlooks the manicured rear garden with 6f fencing, stepped garden beds and spacious lawn area.
- Roller door access into the garage with direct access into the home and a second adjacent carport, and additional car park spaces at the front of the property.
- Complex comprises offers an inground swimming pool and gazebo area for all the residents to use.
- Solar system in place with 22 x 300 watt panels totalling 6.6 kw
- Body corporate fees are payable per annum totalling \$2,830.00, for the common area amenities to include public liability and maintenance of the common areas, pool and entertainment area.
- Insurance for the home is separate from the body corporate fees and must be sourced separately.

When location, amenities and value for money is important to you, 4/10 Blanes Street ticks all the box's and is a must to inspect.