

**52/319 Angus Smith Dr, Douglas, QLD, 4814**



**House For Sale**

Saturday, 5 October 2024

52/319 Angus Smith Dr, Douglas, QLD, 4814

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

### **3 bedroom apartment with courtyard minutes from hospital and University.**

Presenting a rare opportunity to purchase this 3-bedroom apartment in this sort after complex in Douglas, and within walking distance to James Cook University and Townsville Hospital. Strikingly modern and generous in proportions with the open plan living area cascading onto the large patio and exclusive rear courtyard with mountain views. A perfect fusion of indoor and outdoor living spaces resulting in a carefree lifestyle with all the modern features you desire.

Leased until 25th January 2025 for \$440pw, this is the perfect opportunity to secure a property for your child going to university in 2025, or cash in on the relocation of 800 army troops to Townsville from Adelaide, resulting in rent rises and property prices increase. Secure your next invest at today's lower prices. Rental appraisal for 2025 rates is \$490-\$500pw.

- Spacious two-bedroom apartment with striking modern finishes throughout, including high gloss tiles and stone kitchen bench tops.
- Chefs kitchen with stone bench tops, high gloss cabinetry, abundance of storage and stainless-steel appliances.
- Stunning bathroom with stand-alone bath, floor to ceiling tiles and seamless glass shower recess.
- Large, polished tiles to all living area and bedrooms for easy care, ceiling fans, fully air-conditioned throughout.
- Patio allows for entertaining with room for a BBQ and large dining table, accompanied by a spacious rear private courtyard with views to the surrounding mountain ranges.
- Fully secured garage with roller door, allowing you to also store additional items due to its length.
- Separate toilet and internal laundry with dryer, high ceilings throughout and large windows with sliding doors to patio.
- The complex is designed to ensure privacy between units with stunning resort style pool and tropical gardens with BBQ area.
- Secure keypad entry to main doorway entrance with intercom system, secure individual car accommodation and on-site visitor's car parking available.
- Flood free hillside location for worry free living and investing in Townsville most sort after suburb Douglas.

\* To attend open for inspections or for private viewing the agent must be notified of your attendance via email prior to open homes or viewings at [nicole@oneagencytownsville.com.au](mailto:nicole@oneagencytownsville.com.au).