

**8 Ruth Ct, Condon, QLD, 4815**



**House For Sale**

Monday, 28 October 2024

8 Ruth Ct, Condon, QLD, 4815

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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### **3 Bedroom Home With Pool and Lease Until October 2025!**

This fabulous family home has everything you want and need at a price you can afford! Situated at the end of a quiet court with no rear neighbours, this property is a stone's throw of the Ring Road giving you close access to James Cook University, Townsville University Hospital and Lavarack Army Barracks.

Be welcomed by a large formal lounge, dedicated dining area, and additional open plan kitchen living zone which leads out to a paved patio. Families can enjoy multiple areas to relax and unwind. All 3 bedrooms are generous in size, there's also a separate laundry with direct access outside. The yard is great, complete with an inground pool for summertime fun plus lawned area for the kids and pets. Side Access allows extra parking for a boat or trailer. In a great location so close to all amenities, this is definitely a great buy for your portfolio!

#### **LEASE DETAILS:**

\$500pw until 16 Oct 2025

Council Rates \$2198 per half year

Current Smoke Alarm Compliance and Pool Safety Certificate