

# Lot 7196 Montague Drive, Burdell, Qld 4818



## House For Sale

Wednesday, 10 July 2024

Lot 7196 Montague Drive, Burdell, Qld 4818

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 372 m2**

**Type: House**



Tanya Wright

**\$484,600**

Delightful and compact 3 bedroom home. Low maintenance 3 bedroom home perfect for investors, downsizers and first home buyers. Split system air-conditioning throughout. Custom kitchen featuring stainless steel appliances, 2pac wall hung vanities. Quality floorcoverings included. Generous electrical allowance with LED lighting throughout. Security screens. Exposed aggregate driveway. Timber picket fence (half share) with side access gate. Landscaping package forward of house including Irrigation, Zoysia turf and garden bed. Compact and low maintenance. Life is better spent enjoying it. With adventure at your backdoor, life at North Shore offers a lifestyle that can be as busy or laid-back as you like. North Shore is only 13 kilometres from Townsville's CBD and set over 1,000 hectares. North Shore is a thriving community with shops, schools, health services, parklands, pools, community and fitness facilities which are all within close proximity and linked by a network of parks and trails. The North Shore State School is one of three schools located in the community. With 40 per cent of North Shore dedicated to natural space, every home is no more than 200 metres from open space. Breathe in the fresh air, there is a 6km green spine parkland corridor connecting residents to each village, the thriving North Shore town centre and 42km of planned walking and cycling trails. North Shore is an award-winning community with a wide range of land for sale in a variety of different villages. With house and land packages to suit everyone from first home buyers and young couples to growing families and downsizers, you're sure to find one that's just right for you. For more information please contact our friendly Sales Team by clicking on the "get in touch button".

**Disclaimer:** House and Land package at North Shore (not constructed). Price is correct as at date of publication and is subject to change without notice or obligation. Applies to selected House & Land Package only. Subject to availability. Stockland is only responsible for the sale of the land. Price is based on the Builder's standard plans and specifications, standard inclusions and preferred building surveyor. Price does not include stamp duty, registration fees, additional costs that may be incurred under the Building Contract (eg due to delays in titling the lot) or any other incidental fees associated with the acquisition of land or a home or the construction of a home. The images on this web page are for illustrative purposes only and may depict features (such as landscaping, fencing and façade elements), items or inclusions which are excluded from the price. For more information, speak to a Stockland Sales Professional. For full terms and conditions, visit <https://www.stockland.com.au/residential/qld/northshore/find-your-home> and search for the selected House & Land Package.