

22 Lonerganne Street, Garbutt, Qld 4814



House For Sale

Friday, 19 April 2024

22 Lonerganne Street, Garbutt, Qld 4814

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1012 m2

Type: House



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Offers Over \$399,000

Nestled on a generous block, this highset house is positioned towards the front of the massive 1012 sqm block, making it the perfect opportunity for subdivision and development. This home offers a blend of modern convenience and timeless charm. As you step onto the property, you're greeted by a fully enclosed and lockable under-house area, fully concreted, with a built-in bar and bathroom plumbing ready for an upgrade, this area also provides secure parking and ample storage space with the convenience of a roller door. An attached carport and two small garden storage lockers further enhance the practicality of this home. Inside, three bedrooms await, offering comfortable living spaces for the whole family. The recently renovated bathroom is a highlight, boasting modern black fixtures, a rain shower head, and floor-to-ceiling tiling with textured feature tiles in soothing white and grey hues. The heart of the home is the open plan kitchen, which has been thoughtfully updated with contemporary amenities including a dishwasher, double sink, new oven, and sleek induction stove top. The kitchen's modern appeal is accentuated by a textured subway tile backsplash, creating a stylish backdrop for culinary endeavors. Throughout the house, modern touches abound, from the refreshed interior painted in chic grey tones to the fully rewired electrical system ensuring safety and efficiency. Air-conditioning and ceiling fans provide year-round comfort, while recently re-polished wooden floors exude warmth and character. Efficiently illuminated by modern downlights, the property's interior spaces are inviting and bright. Outside, the fully fenced yard offers privacy and security, creating a peaceful oasis for relaxation and entertaining alike. With its blend of modern comforts and timeless appeal, this property offers a lifestyle of convenience and style in a sought-after location. Coralie Macdonald from Team Waugh at Ray White Townsville is proud to present 22 Lonerganne Street, Garbutt. Your Home: • Highset house on a spacious 1012 sqm block; • Fully enclosed and lockable under-house area for car or storage with roller door; • Second bathroom and toilet downstairs ready for an upgrade; • Attached carport for additional parking; • Two small garden storage lockers for outdoor equipment; • Three spacious bedrooms, each with split-system air-conditioning and built-in wardrobes; • Fully renovated bathroom featuring modern black fixtures; • Rain shower head providing a luxurious bathing experience; • Bathroom fully tiled to the roof with textured feature tiles in white and grey hues; • Recently renovated open plan kitchen with modern amenities including dishwasher, double sink, new oven, and induction stove top; • Modern textured subway tile backsplash in the kitchen; • Interior refreshed with modern grey paint; • Fully rewired electrical system ensuring safety and efficiency; • Air-conditioning and fans installed throughout the house for climate control; • Recently re-polished wooden floors adding warmth and elegance; • Modern downlights illuminating the space efficiently; • Property fully fenced for privacy and security; • Walking distance to nearby supermarket, Post Office, chemist and specialty food shops; Your Investment: • Currently tenanted until October 2024 at \$430.00 per week. • Current rental appraisal of \$450 to \$500 per week; • A large potential gross yield of up to 6.516% due to huge demand for rentals in the area due to the properties location and features; • This area is continuing to grow due to its affordability and investment potential - making it a sound owner-occupier or ideal addition to your property portfolio; • Currently the Townsville Region is experiencing a high demand for rental properties, with Ray White Townsville maintaining approx. 0.5% vacancy rate, lower than the region's average of 1%; Conveniently located in Garbutt, this home offers easy access to a range of amenities. Nearby schools, shopping centres, and recreational facilities ensure that all your needs are within reach. The property is also well-connected to public transport, major roadways, and the Townsville CBD, providing effortless commuting options. In summary, 22 Lonerganne Street, Garbutt, QLD, is a refreshed three-bedroom, one-bathroom high-set home that presents a fantastic opportunity for buyers seeking a modern and comfortable living space. With its tastefully updated interior, convenient location, and ample potential, this property is sure to impress. Don't miss the chance to make it your own and enjoy a relaxed Queensland lifestyle, call Coralie Macdonald on 0413 450 652.