

**26 Leopold St, Aitkenvale, QLD, 4814**

**House For Sale**

Wednesday, 13 November 2024

26 Leopold St, Aitkenvale, QLD, 4814

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## Charming 3-Bedroom Home with Magnesium Pool, Modern Upgrades, and Spacious 809m<sup>2</sup> Block - 26 Leopold Street, Aitkenvale

Nestled in the heart of Aitkenvale, this beautifully presented 3-bedroom, 2-bathroom home offers an ideal blend of modern comforts and classic charm. Set on a generous 809m<sup>2</sup> block, this property is perfect for families, first-time buyers, or anyone looking for a stylish, low-maintenance home in a highly sought-after location.

### Key Features:

**Three Spacious Bedrooms:** Each room is generously sized with ample natural light, providing a comfortable and relaxing atmosphere for family living.

**Two Modern Bathrooms:** Convenient and well-maintained, both bathrooms cater to the needs of a growing family with privacy and style.

**Gorgeous Hardwood Timber Floors:** Beautifully polished hardwood floors throughout the home add warmth, character, and timeless appeal.

**Magnesium Pool with New Running Gear:** Enjoy the benefits of a magnesium pool, serviced by Willows Pool Shop, with all new running gear installed in 2024 and still under warranty.

**Solar Power for Efficiency:** The home is equipped with a 10.8kW solar system with a battery-compatible inverter and emergency power backup, all under warranty (installed in 2024), as well as a 1.8kW solar system for the hot water system.

**Energy-Efficient Features:** LED lighting throughout, new energy-efficient ceiling fans, and four new Mitsubishi split system air conditioners ensure that this home is comfortable and cost-effective year-round.

**Ample Parking and Storage:** A large driveway, carport, and ample space for additional vehicles, boats, or trailers provide plenty of parking options.

**Freshly Painted Interior (2023):** The entire interior has been freshly painted, giving the home a modern, bright, and welcoming feel.

**New Gate Motor (2024):** Enjoy added security and convenience with a recently replaced electric gate motor.

**Granite Firepit:** The stunning granite firepit in the backyard creates the perfect space for outdoor gatherings and evening relaxation.

**All-New Gutters (2024):** Recently replaced gutters add to the overall appeal and functionality of the home.

**Waterproof Shade Sails (2024):** New shade sails will soon be installed in the front (waterproof) and rear of the property, offering shade and protection for outdoor living.

**Spacious 809m<sup>2</sup> Block:** The large, fully fenced block offers plenty of space for outdoor entertaining, gardening, or even future developments. It's the perfect spot for families, pet owners, or anyone who enjoys a bit of extra room to spread out.

Located in a peaceful yet convenient part of Aitkenvale, this home is just moments from a variety of local amenities, schools, parks, and shopping centres:

**Stockland Townsville Shopping Centre:** A short drive away, offering a wide selection of retail stores, dining options, and entertainment, including Woolworths, Target, and specialty shops.

**Aitkenvale State School:** Located nearby, this highly regarded primary school makes the property an excellent choice for families with young children.

**Riverway & Parks:** A nearby park with walking tracks, picnic areas, and recreational spaces provides plenty of opportunities for outdoor activities and family outings.

**Public Transport:** Well-served by public transport, commuting into Townsville's city centre or nearby areas is easy and convenient.

**Townsville CBD:** A quick 15-minute drive to the vibrant heart of Townsville, where you can access shopping, dining, and entertainment options.

26 Leopold Street is the perfect blend of modern living and classic charm. Whether you're relaxing at home by the pool, enjoying the spacious backyard, or taking advantage of the nearby amenities, this home offers everything you need for a comfortable, convenient lifestyle in a highly desirable location.

While every effort has been made to ensure the accuracy of the information contained in this advertisement, prospective buyers should make their own enquiries to verify all details. Information such as property size, features, inclusions, and any recent upgrades are provided in good faith, but may be subject to change. The vendor and the listing agent make no representation or warranty regarding the accuracy of this information. All measurements are approximate and may vary.