

**43 Arthur St, Aitkenvale, QLD, 4814**



**House For Sale**

Thursday, 24 October 2024

43 Arthur St, Aitkenvale, QLD, 4814

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Charming 4-Bedroom High-Set Home in Prime Location

Discover the perfect blend of comfort and convenience in this charming 4-bedroom high-set home, ideally situated near major shopping centres, Townsville Hospital, and the University.

Nestled on a spacious 809 square meter block, this property is just a short stroll from Stockland Shopping Centre and picturesque walking tracks along the beautiful Ross River. Its central location makes it a prime opportunity for first-time buyers or savvy investors looking to capitalize on the growing rental market.

The home boasts a well-appointed kitchen with stunning views of Mount Stuart, while all bedrooms feature air-conditioning and timber flooring for a touch of elegance. A standout feature of high-set homes is their abundance of storage space, and this property offers just that-with ample car storage, a dedicated laundry area, and plenty of room for personal projects. The low-maintenance yard is perfect for families and pets, providing a welcoming outdoor space to relax and play. Recent upgrades include a luxurious new ensuite bathroom with floor-to-ceiling tiles and the installation of a brand new roof.

With a rental expectation of \$530-\$550 per week, this home represents an excellent investment opportunity. Don't miss your chance to see this gem- visit us this weekend and explore everything it has to offer!

### Key Features:

**BRAND NEW ROOF!!**

Four spacious bedrooms, all fully air-conditioned

Recently renovated ensuite bathroom with modern finishes

Large 809 square meter block with low-maintenance yard

Centrally located near shopping, hospital, and university

Stunning views of Mount Stuart from the kitchen

Ample storage space including car storage and laundry area

Expected rental income of \$530-\$550 per week