

43 ROOSEVELT LOOP, Mount Louisa, Qld 4814

House For Sale

Tuesday, 7 January 2025



43 ROOSEVELT LOOP, Mount Louisa, Qld 4814

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



Lesley Rowan

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\$620,000 Neg.

FOR HOME OWNERS TO BE WANTING TO PURCHASING.: The tenant is building a home expecting to be completed early January, hence he will be breaking lease sooner than the lease term expiry.ACCESS & VIDEO WALK THROUGH TO THIS PROPERTY HAS BEEN DELAYED - (due to work commitments of the tenant and his vacate delay - due to the holiday season). We are hoping to show the property as soon as possible, hoping for the 2nd week in January to be confirmed.No floor plan is available presently!.

*****Built with functionality and a distinctive style this residence offers the perfect opportunity FORTHE HOME PURCHASER or THE INVESTOR seeking a Mount Louisa property.

*****Offering soaring ceilings, open plan living, media room, 4 bedrooms, two bathrooms, the kitchen positioned at the centre of the home is very functional with a storeroom/pantry positioned off the kitchen for convenience. The living area opens through double glass doors sliding doors to the tiled alfresco covered Barbeque area.Certainly a home to consider being positioned so well in Townsville with easy access to everything across the City.PROPERTY DESCRIPTION:• Block built/rendered home with colour bond roofing. • Built approx. 2015. • Neutral Colour tones throughout, • Tiles to living areas - Carpets to Bedrooms. • 448m2 Fenced property • 155m2 Under roof • Garages • Secure parking • Airconditioned • Security ScreensHOME DESCRIPTION:• BEDROOMS X 4 (Master suite is spacious with a walk-in clothes closet/ensuite & is carpeted) - other (3 Bedrooms all with built-in robes and carpeted. • BATHROOMS X 2 (Family bathroom has a bath and separate shower recess Ensuite to the Master suite. • KITCHEN - (Large functional layout with walk-in storeroom and island bench, Dishwasher, Gas Hotplate, Stainless Rangehood, Electric Oven, Frig space for double door frig). • DINING/FAMILY room adjoins the kitchen - tiled floor area opens to the outdoor entertainment area. • MEDIA/SITTING room to the front of the home, this could be a formal quiet living room if so desired. • INTERNAL LAUNDRY - with a wall of storage space. • Linen Cupboard • GARAGE - Secure two vehicle space with auto roller-door - internal entry to the home for safety.Tiled living areas throughout, Carpets to the bedrooms, Built-in wardrobes, Air-conditioned throughout, split system a/c's to living areas & master suite, box a/c's to bedrooms. Window coverings & security screens though out, Certified smoke alarms & Fans.Sporting facilities, schools, child care, shopping centres, medical facilities, and conveniences are all nearby, connection to the City Heart, University, Hospital, Lavarack Army Barracks, RAAF Base & Airport are all quick. CURRENTLY TENANTED - Lease Details currently are from 10/11/24 - 9/5/25 - - Current rent is \$550 per week. - Rent increase is due 9/7/25. (Tenant is moving on, maybe before lease expires early 2025).Rates: \$3974.00 per annum approx.Inspections are by appointment: CONTACT AGENT LESLEY ROWAN - PHONE 0400516143 to arrange.