

FOR SALE



RE/MAX PT. 462
APPROX. 1% FEE
INCLUDES APPLICABLE BALANCE & GST
This information is for general information only. Please contact your agent for full details.



4/24 Welsh Street, Rosslea

2 1 1

2 Bedrooms / 1 Bathroom / 1 Car - Private Balcony

Centrally located, this property is effortlessly rentable and just minutes away from the Hermit Park Shopping Centre. The centre is anchored by Woolworths and features a vibrant mix of supporting businesses, including Petrol Plus, Cafe, Prices Plus, Newsagent, Butcher, Hairdresser, Bottle Shop, Tobacconist, Pharmacy, Noodles/Sushi and Patisserie. You'll find the Townsville RSL Club, home to the award-winning Lavarack's Restaurant, as well as the Mater Day Surgery Hyde Park nearby. Also, only minutes away is the Rising Sun Shopping Plaza,

Price: Offers Over \$275,000 Negotiable

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RE/MAX Excellence, Townsville

which is anchored by Coles and offers a variety of shopping and dining options. Adjacent to this plaza is the renowned Rising Sun Hotel, known for its icy cold beverages, delicious food, fantastic customer service, and inviting atmosphere. For golf enthusiasts, the Townsville Golf Club is close by, boasting beautifully maintained fairways lined with hundred-year-old trees, undulating greens and excellent facilities so you can fully enjoy the wonderful sport.

Two split system airconditioned good sized bedrooms, both have full mirror robes with great shelving. The bathroom has a shower / toilet combination. Air-conditioned open plan living and dining flows onto the private balcony. The functional and modern kitchen includes a dishwasher, ample bench and cupboard space and convenient oversized breakfast bar. The private balcony is ideal for relaxed casual living to enjoy with family and friends. Internal laundry and extra storage, along with designated undercover parking that also provides extra storage. Ceiling fans and screens throughout, as well as quality vinyl planking to all areas.

- * Two good sized bedrooms with split system air-conditioning and full mirror robes with great shelving
- * Bathroom with shower / toilet combination
- * Air-conditioned open plan living and dining flows onto the private balcony
- * Functional and modern kitchen includes a dishwasher, convenient oversized breakfast bar and ample bench and cupboard space
- * Private balcony ideal for relaxed casual living to enjoy with family and friends
- * Internal laundry and extra storage
- * Designated undercover parking with additional storage
- * Ceiling fans, screens and quality vinyl planking throughout

AFFORDABLE CENTRAL

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