



LJ Hooker



Annandale, 9 Rosedale Court

UNDER OFFER

Nestled in the heart of Annandale, one of the most sought-after suburbs in North Queensland, this beautifully presented property offers the perfect combination of comfort, style, and convenience. Recently completely renovated to a high standard, this home blends modern luxury with practical design, ensuring an elevated living experience. Whether you're a growing family, a first-time homebuyer, or a savvy investor, this home provides everything you need for modern living.

Key Features:

Spacious Layout: This generously sized home features four well-proportioned bedrooms, alongside spacious living areas.

Modern Kitchen: The stunning kitchen is a chef's dream, equipped with electric oven and six burner gas cooker plus dishwasher, ample storage, a large pantry, and a functional



For Sale
Offers over \$830,000

View
ljhooker.com.au/3SEHWK

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LJ Hooker Townsville
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layout that's perfect for cooking and entertaining guests.

Spacious Laundry: With plenty of cupboard space and access to the washing line

Comfortable Bedrooms: All bedrooms are comfortable and well-lit, featuring built-in wardrobes. The master suite is a standout, offering a private ensuite and a walk-in robe, all finished to the highest standard.

Main Bathroom: Stylish and spacious main bathroom looking after the other three bedrooms.

Outdoor Living: Step outside to your private oasis. The covered alfresco area overlooks a large inground MAGNESIUM pool, complemented by lush, low-maintenance gardens that create the perfect environment for entertaining or unwinding.

Additional Features: Solar with 14 panels which you can add to, also enjoy year-round comfort with air conditioning, ceiling fans, and a double lock-up garage, all contributing to the practical and luxurious feel of the home.

Location Highlights:

Schools: Close proximity to top schools, including Grammar Primary School, Annandale Christian College, Annandale State School, and William Ross High School - making it a fantastic location for families.

Proximity to Higher Education: Just a short drive to James Cook University, offering easy access to one of the region's leading universities.

Sporting Hub: Located near the Murray Sporting Complex, home to various sporting clubs, including soccer, basketball, cricket, netball, AFL, hockey, and darts - perfect for active families.

Parks & Recreation: Annandale borders the beautiful Ross River, offering opportunities for kayaking, jogging, or leisurely strolls. Riverside parks, walking tracks, and playgrounds are just moments away, making this area a paradise for outdoor enthusiasts.

Shopping & Amenities: A short distance to Annandale Central Shopping Centre, with Stockland Townsville also nearby for all your shopping needs.

Transport: Easy access to major transport routes and public transportation, ensuring that you are well-connected to all parts of the city.

Move in and enjoy the lifestyle that Annandale has to offer. Your dream home is waiting!



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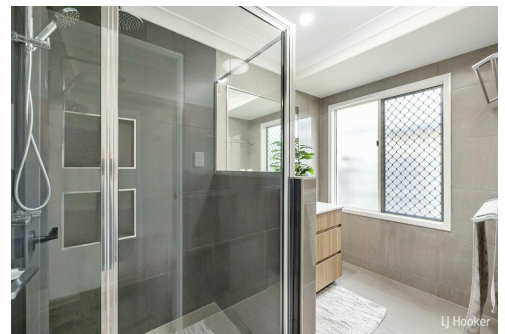
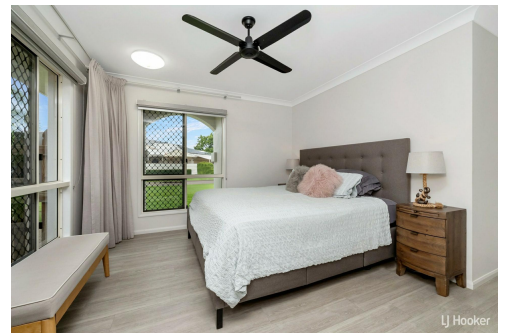
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More About this Property

Property ID	3SEHWK
Property Type	House

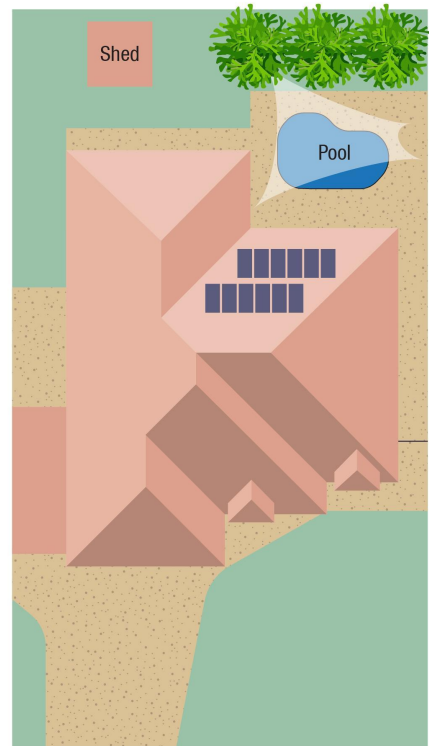
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

TOTAL AREA :262.3 sq.m

9 Rosedale Ct, Annandale