



40 Outcrop Rise, Cosgrove

## STUNNING 3 BEDROOM HOME IN COSGROVE!

- Bedroom Family Home with Solar, Deck & Prime Location

Situated in the peaceful, sought-after Cosgrove community, this beautifully presented three-bedroom, two-bathroom home offers the perfect blend of comfort, security, and convenience.

Step inside and enjoy a light-filled open-plan living area, functional kitchen, and spacious bedrooms designed for relaxed family living. The master suite features its own private ensuite, while the additional bedrooms are serviced by a modern central bathroom.

### Key Features:

- 3 bedrooms, 2 bathrooms - ideal for families
- Two bedrooms with air conditioning for year-round comfort
- Split-system air conditioning in the lounge room
- Single garage + single carport for secure and versatile parking
- Outdoor shed for storage or hobbies
- Safe on-premises for your valuables
- Security cameras for peace of mind
- Solar system to help reduce power bills
- Deck in the backyard - perfect for entertaining and outdoor dining

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

3 2 2

### FOR SALE

Offers over \$619,000

### AGENTS

Jackson Page  
0400 368 968  
sellwithme@ljhooker.com.au

### AGENCY

LJ Hooker Townsville  
07 44262125



- Low-maintenance yard
- 511m<sup>2</sup>; block providing space for family living and future potential

**Location Highlights:**

- Nestled in a quiet, family-friendly neighbourhood surrounded by nature
  - Situated next to walking tracks and parks - perfect for an active lifestyle
  - Just 5 minutes to local grocery stores and essential amenities
  - 15 minutes to JCU, Townsville University Hospital & City centre
- Whether you're looking for your first home, a family upgrade, or an investment property, this home ticks all the boxes.

Contact us today to arrange your private inspection!

**MORE DETAILS**

Property ID                    3ZSHWK  
 Property Type                House

**Jackson Page 0400 368 968**  
 Sales & Marketing Consultant | [sellwithme@ljhooker.com.au](mailto:sellwithme@ljhooker.com.au)

**LJ Hooker Townsville 07 44262125**  
 Shop 18/39 Eyre Street, NORTH WARD QLD 4810  
[townsville.ljhooker.com.au](http://townsville.ljhooker.com.au) | [townsville@ljhooker.com.au](mailto:townsville@ljhooker.com.au)

