

13 Illoura Street, Cranbrook

New Roof For a New Owner

This home has recently been given a new roof and is now awaiting a new owner.

It is currently being used as an excellent rental property for the owner and would be favorably viewed as an investment option for the purchasers




Located close to public transport routes and local shopping centres making the property well worth an inspection
Brand new Colourbond Trim deck roof with insulation & gutters,
Back on the Market contract fell over

Versatile High-Set Home with Bonus Living Space - Prime Cranbrook Location

Nestled in the heart of Cranbrook, 13 Illoura Street presents a unique opportunity for families and investors alike. This high-set home boasts a spacious 895m² block, offering ample room for outdoor activities, gardening, or future enhancements.

Key Features:

Flexible Living Arrangements: The upper level comprises three well-sized bedrooms, ideal for family living. Downstairs, an additional built-in living space provides versatility-perfect for a home office, guest

3  2  2 

FOR SALE

Offers over \$610,000

AGENTS

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suite, or extra potential rental income.

Enjoy the convenience of being within walking distance to major shopping centres like the Townsville Shopping Centre and Kmart, reputable schools including Heatley Secondary College and Ignatius Park College, and accessible public transport options, with JCU and the Townsville Hospital being only a short bus ride away.

Investment Potential: Cranbrook's median house price reflects a robust and growing market. The property's size and adaptable layout make it an attractive option for investors seeking strong rental returns.

Whether you're a growing family desiring space and proximity to amenities or an investor looking for a property with excellent rental prospects, 13 Illoura Street offers both comfort and potential.

Don't miss out on this exceptional opportunity in a sought-after location. Contact us today to arrange a viewing and explore the possibilities this property holds

Rented by the room currently returning \$830 per week
Rates \$2237.38 per half year

Offers from \$610,000

Inspections by Private Appointment Only

MORE DETAILS

Property ID	3W2HWK
Property Type	House
House Size	188 m2
Land Area	895 m2
Including	Air Conditioning Toilets (2) Floorboards Built-in-Robes Fully Fenced Two Kitchens Two Lounges Two Bathrooms Two Toilets

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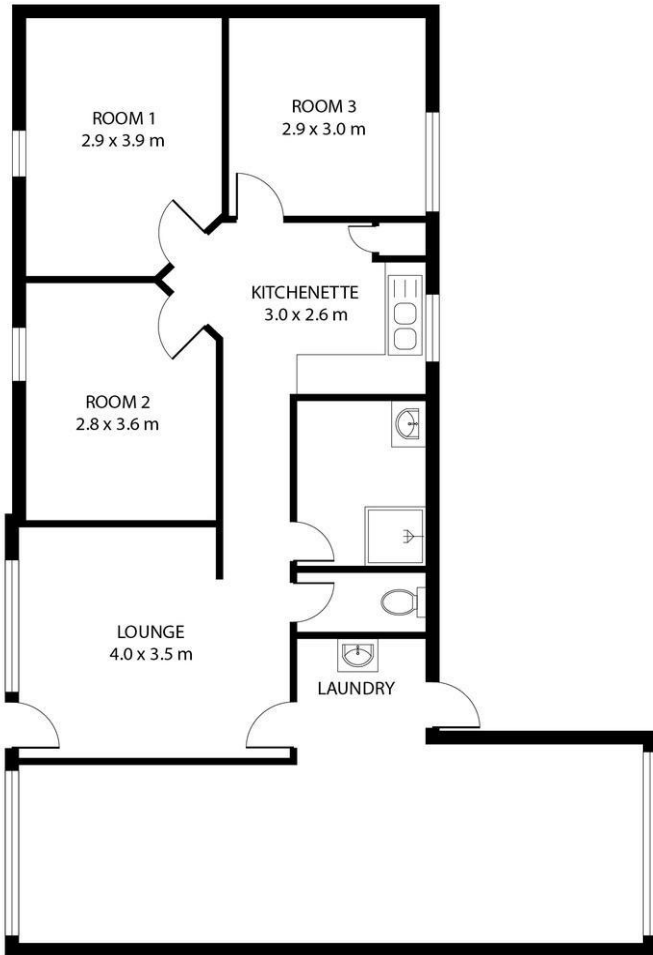
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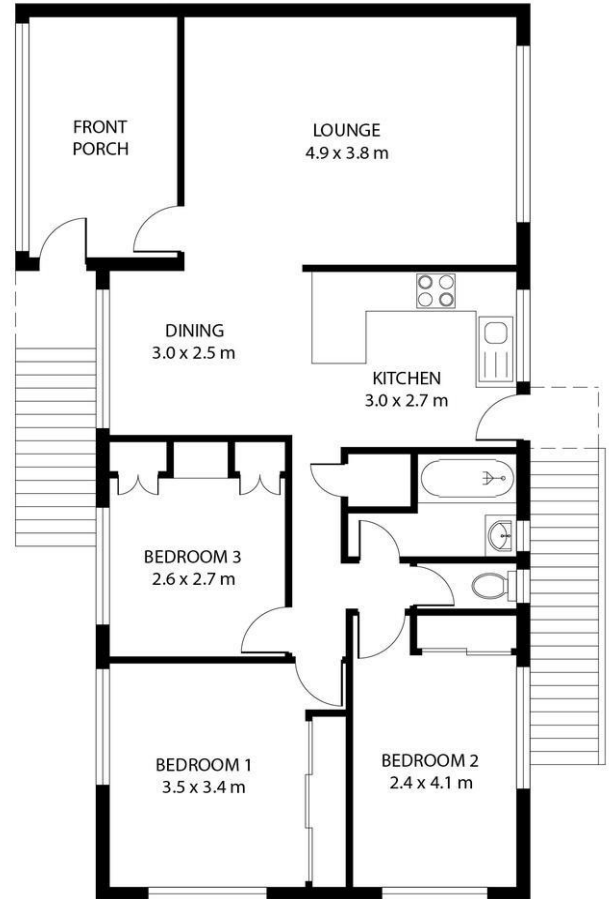
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LOWER LEVEL



UPPER LEVEL



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 parties should rely on their own enquiries.

RESIDENCE - 177 m²
EXTERNAL - 11 m²
TOTAL AREA - 188 m²

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