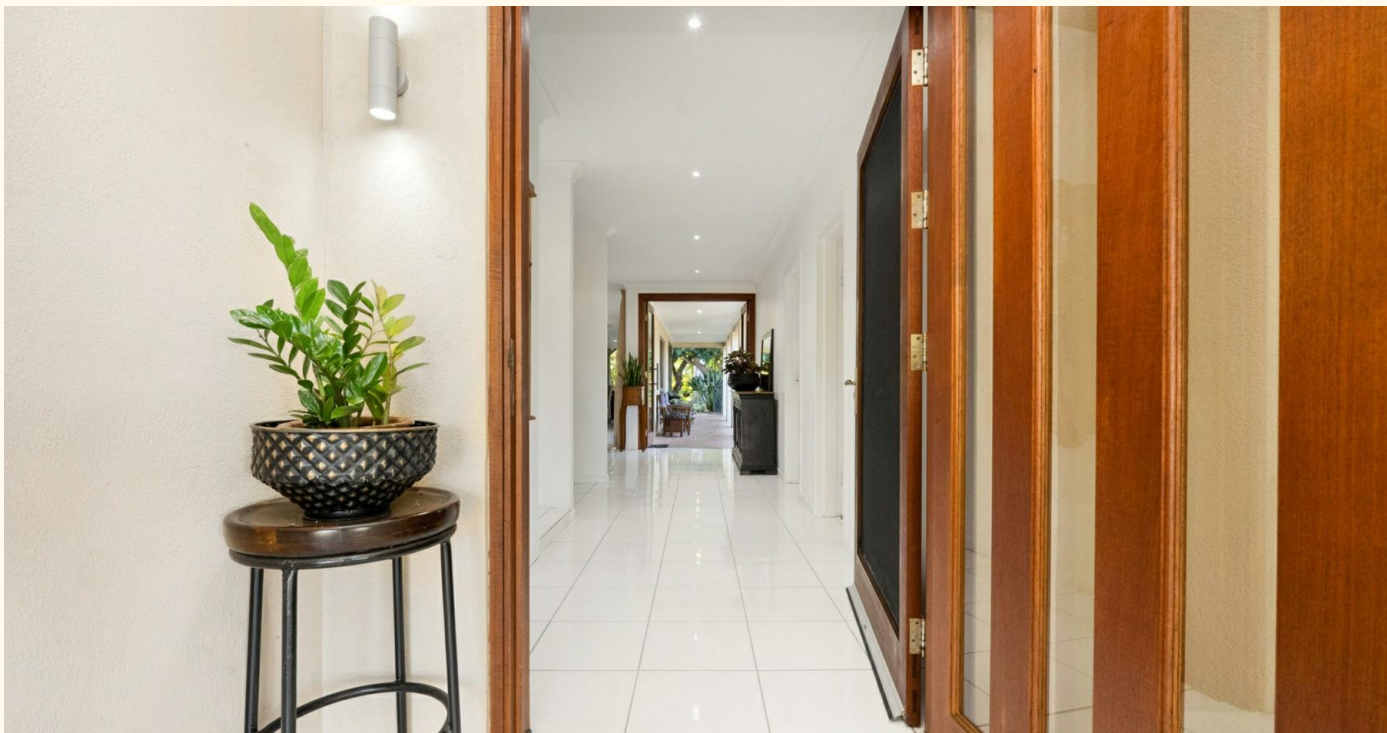




44 Keesing Road, Douglas

## Large family?

Positioned in a peaceful riverside setting with picturesque views across parkland to Ross River, this spacious family residence offers an exceptional combination of comfort, functionality and outdoor living. Extensively renovated and extended, the home boasts multiple living zones, five bedrooms, three bathrooms and a well-established garden, making it ideal for large or growing families.

### Property Features:

- Five generous bedrooms, all with split-system air-conditioning, ceiling fans and built-in storage
- Three bathrooms, including two ensuites
- Master suite with walk-in robe, luxurious ensuite and direct patio access
- Spacious open-plan kitchen, dining and living area opening to outdoor entertaining spaces
- Separate TV/media room with built-in shelf
- Well-appointed kitchen featuring a large benchtop with room for seating, gas cooktop, electric oven, integrated dishwasher, pantry and ample storage
- Multiple outdoor entertaining areas with beautiful parkland and river views
- Double study nook with built-in cabinetry

5 3 2

### FOR SALE

\$1,075,000

### VIEW

By Appointment

### AGENTS

Suzanne Coverlid  
0439 032 210  
suzanne.coverlid@ljhooker.com.au

### AGENCY

LJ Hooker Townsville  
07 44262125

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.



- Functional laundry with extensive bench space and storage
- Double carport with secure storage cupboard
- Garden shed and additional outdoor storage solutions
- Bore and fully reticulated gardens with established vegetable patch and fruit trees
- 5kW solar power system with premium feed-in tariff
- Solahart hot water system
- Colourbond roof, updated gutters and multiple storage options throughout
- Renovated and extended in 2008 with modern comforts throughout
- Too many extras to mention

Close to shopping centres, schools, sporting facilities, the Ross River walkway, medical centres, Lavarack Barracks, JCU, Townsville Hospital and the Ring Road, everything is at your fingertips!

Set amongst beautifully maintained gardens and designed to maximise natural light and breezes, this impressive property delivers an enviable lifestyle in a highly sought-after location. Offering space, versatility and stunning outlooks, it is a home that will appeal to families seeking room to grow while enjoying a tranquil riverside environment.

## MORE DETAILS

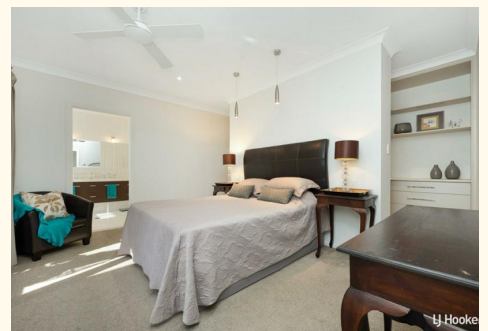
|               |        |
|---------------|--------|
| Property ID   | 4B7HWK |
| Property Type | House  |
| Land Area     | 600 m2 |

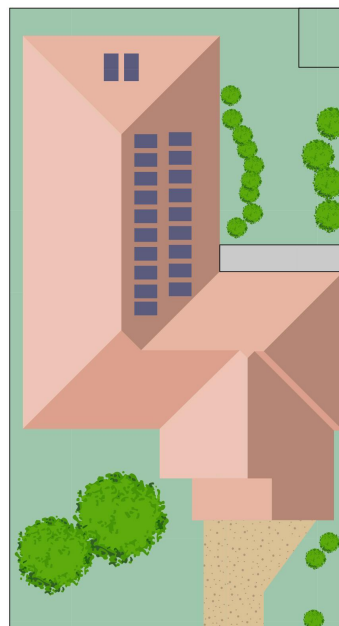
**Suzanne Coverlid 0439 032 210**

Sales & Marketing Consultant | [suzanne.coverlid@ljhooker.com.au](mailto:suzanne.coverlid@ljhooker.com.au)

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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 : 295.0 sq.m**

**44 Keesing Road, Douglas QLD**