



39 Crowder Street, Garbutt

## SPACIOUS, SOLID AND PERFECTLY POSITIONED

Offering space, comfort and practicality, this solid lowset brick home delivers an easy-care lifestyle in a highly convenient location. With generous proportions throughout and multiple living zones, this property is ideal for families, retirees or buyers seeking room to move both inside and out.

- Three very large bedrooms
- Two spacious living areas offering flexibility for the whole family
- Fully tiled throughout for low maintenance living
- Large Main bathroom plus second toilet
- Fully airconditioned for year-round comfort
- Fantastic oversized outdoor entertainment area perfect for entertaining guests
- Excellent access to the rear of the property
- Double carport with automatic roller door
- Solar hot water system
- Solar panels to help reduce energy costs
- Wired for generator
- Solid lowset brick construction
- Conveniently located close to the city, public transport, schools and everyday amenities

3 1 2

### FOR SALE

Overs over \$599,000

### VIEW

By Appointment

### AGENTS

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### 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.



Positioned in a sought-after location with everything at your fingertips, this home combines comfort, convenience and functionality in one impressive package. Whether you are looking to move straight in or invest in a quality property, this is an opportunity not to be missed.

## MORE DETAILS

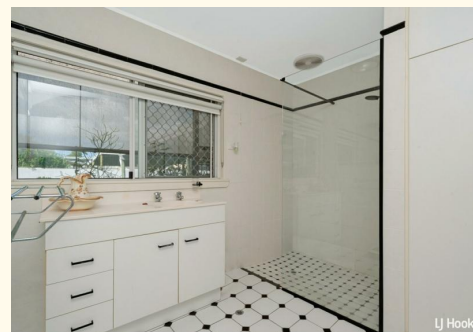
Property ID                    4A8HWK  
Property Type                House

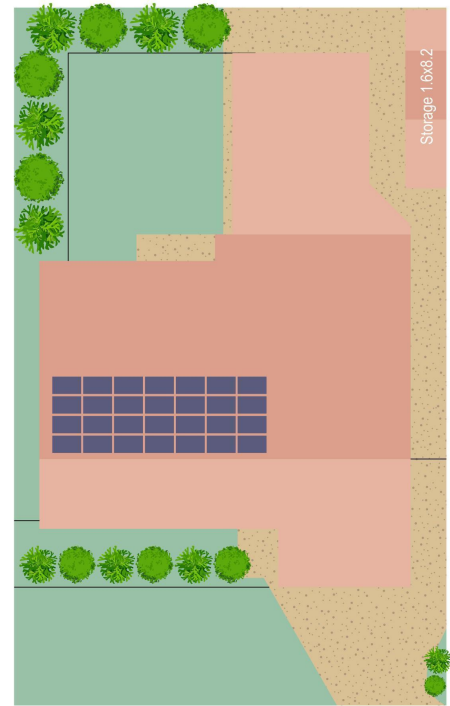
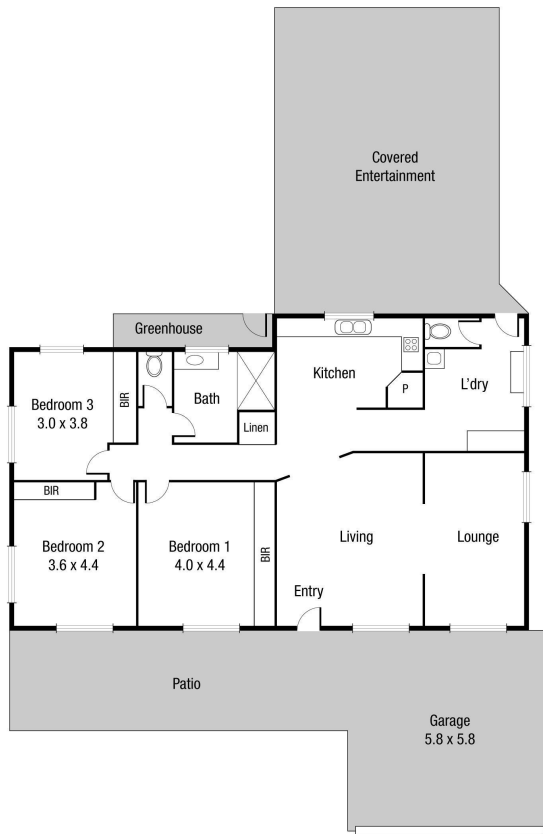
**Suzanne Coverlid 0439 032 210**

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 : 260.4 sq.m**

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