

13 Balanda Street, BOHLE PLAINS, QLD 4817

Unmissable Opportunity To Buy A Family Home In The Trendy Harris Crossing Estate of Bohle Plains

Your New Home Awaits at 13 Balanda Street, Harris Crossing, Bohle Plains, a Delightful 3 Bed 2 Bath 2 Car with Media Room/Spare Room - Family Home in the Harris Crossing Estate, Bohle Plains, Where Space, Style & Serenity Come Together.

Positioned in the heart of Townsville's newest lifestyle estate, Harris Crossing, this exceptional residence delivers classy finishes, functional design, and effortless comfort.

Built by award-winning local builder Gedoun Constructions and completed in September 2018, this home is ready for immediate occupancy upon settlement.

Listed by Stephen Lane | Elders Real Estate Townsville | 0488 022 067

Set on a fully fenced 510m² allotment with gate access, a solar system along with a TESLA battery, this property offers space, immediate power bill savings, sustainability, and sophistication in equal measure.

TYPE: For Sale

INTERNET ID: 300P179969

SALE DETAILS

Offers over \$760,000

CONTACT DETAILS

Stephen Lane
0488022067

Property Features:

- * Three spacious bedrooms, including a privately positioned master suite with walk-in robe and luxurious ensuite featuring classy vanity and glass-free walk-in shower
- * Dedicated media room for immersive entertainment or quiet retreat - Could be turned into a 4th Bedroom.
- * Gourmet kitchen with classy bench-top design, to make your cooking effortless.
- * Butler's pantry with additional appliance space and storage
- * Light-filled open plan living and dining flowing seamlessly to the alfresco area
- * Family bathroom with shower, bathtub, and vanity-perfect for busy mornings
- * Split-system air conditioning in all bedrooms and living spaces
- * Private outdoor entertaining area surrounded by sizeable yard and landscaped gardens fence-line
- * Rear door access to garage, ideal for storing the mower, or accessing the back yard
- * Energy-efficient solar system to reduce ongoing costs

Location Highlights:

- * Nestled in Harris Crossing, Bohle Plains' premier residential estate
- * Family Friendly Neighbourhood
- * Approx. 5 minutes to Willows Shopping Centre, Cannon Park Entertainment Precinct, and Reading Cinemas
- * Approx. 6 minutes to Riverway Lagoons and Arts Centre
- * Approx. 4-6 minutes to quality childcare, primary and secondary schools
- * Direct access to the Ring Road - placing James Cook University, Townsville University Hospital, and Lavarack Barracks within easy reach

Additional Information:

- * Land Size: 510m²
- * Rates: Approx. \$2,180.22 per 6 months
- * Rental Appraisal: Approx. \$710pw - \$760pw

This is more than a home - it's a lifestyle statement. Whether you're upsizing, relocating, or investing, 13 Balanda Street in Harris Crossing offers the perfect blend of style, space, and location.

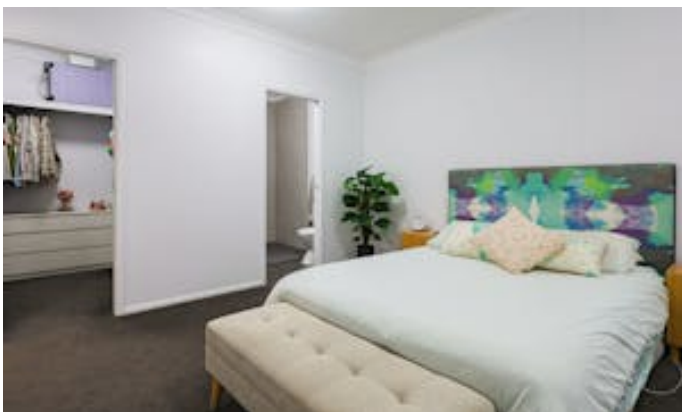
Contact: Stephen Lane Elders Real Estate Townsville

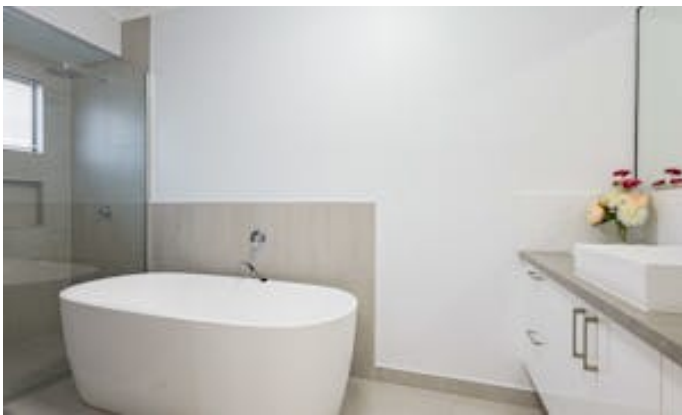
Other features: Close to Schools, Close to Shops, Close to Transport, Roller Door Access

- Land Area 510.00 square metres
- Building Area: 202.00 square metres
- Bedrooms: 3
- Bathrooms: 2

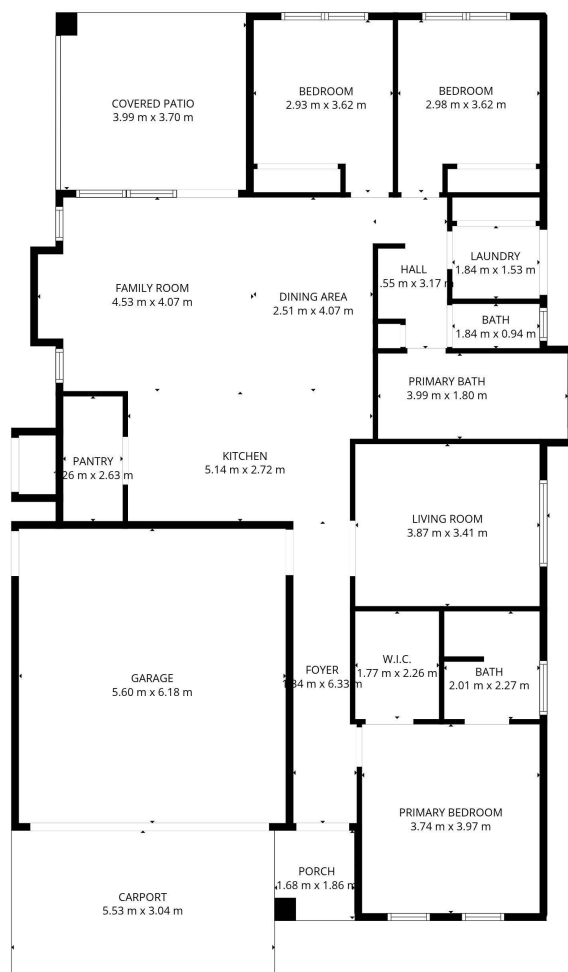
The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Double garage
- Ensuite









TOTAL: 168 m2

FLOOR 1: 168 m2

EXCLUDED AREAS: COVERED PATIO: 15 m2,

CARPORT: 17 m2, WALLS: 12 m2

PORCH: 3 m2,

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.