



30 Boston Crescent, DOUGLAS, QLD 4814

30 Boston Crescent, Douglas, Townsville Spacious Family Home with Exceptional Outdoor Living & Storage

Proudly brought to the market by Stephen Lane of Elders Real Estate Townsville.

Welcome to the beautiful suburb of Douglas in Townsville. Nestled into the base of Townsville's main backdrop the incredible Mount Stuart, and backing on to the Douglas Mountain Bike Trail network, this family home is ready for your special touch, to make it the home of your dreams.

30 Boston Crescent is in close proximity to the Ring Road, allowing easy travel to the Army base, James Cook Uni, Townsville Hospital, and pretty much everything!

Have you wanted to live close to everything and have never found a place to put your boat, caravan, and host your family bbq's with your massive family? This is the place for you!

This unique property offers a rare combination of generous living space, expansive outdoor entertaining, and practical storage solutions - all in a quiet, sought-after pocket

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.

TYPE: For Sale

INTERNET ID: 300P184721

SALE DETAILS

Offers Over \$775,000

CONTACT DETAILS

Stephen Lane
0488022067

of Douglas.

Property Features:

- * 4 spacious bedrooms with built-in wardrobes
- * 2 bathrooms, including ensuite to master
- * separate living and dining area - space for the kids to play or watch TV
- * Central kitchen with ample bench space and storage
- * 2-bay garage with rear roller door access - ideal for boats, trailers, or caravans
- * Massive covered backyard entertainment area with high pergola roof and solid concrete slab
- * Fruit gardens in both front and rear yards, offering a bounty of produce and potential for landscaping

Outdoor Lifestyle: The standout feature of this home is the enormous covered outdoor area - perfect for entertaining, relaxing, or hosting large gatherings. The high-roof pergola and concrete slab provide a versatile space that's ready for BBQs, parties, or even a workshop setup.

Garden Potential: The property is surrounded by fruit trees and garden beds, offering a sustainable lifestyle for those who love homegrown produce. While the gardens are currently a little untamed, they present a fantastic opportunity for landscaping or redesign to suit your vision.

Storage & Access: With rear access through the garage and ample slab space, this home is ideal for storing boats, caravans, trailers, or extra vehicles securely and conveniently.

Location Highlights:

- * Close to James Cook University, Townsville Hospital, and Lavarack Barracks
- * Easy access to river walks, parks, and local shops
- * Quiet street in a family-friendly neighbourhood

This home is perfect for buyers who value space, versatility, and the freedom to personalise their surroundings. Whether you're an entertainer, a hobbyist, or someone who simply needs room to grow - 30 Boston Crescent delivers.

Property is available with Vacant Possession upon settlement date.

For information give Stephen Lane from Elders Real Estate a call now!

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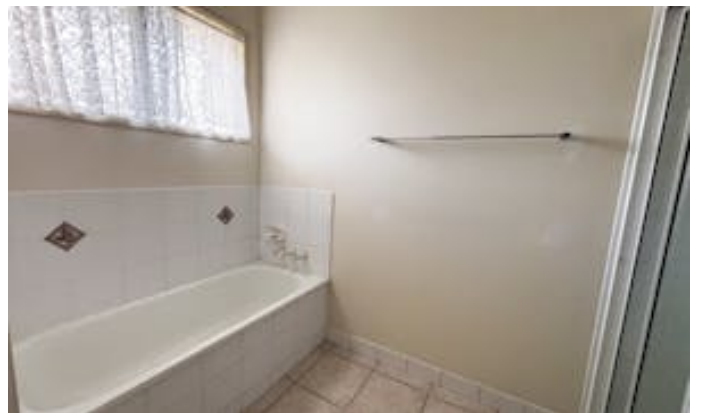
Do not miss out on this fantastic property.

Other features: Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport

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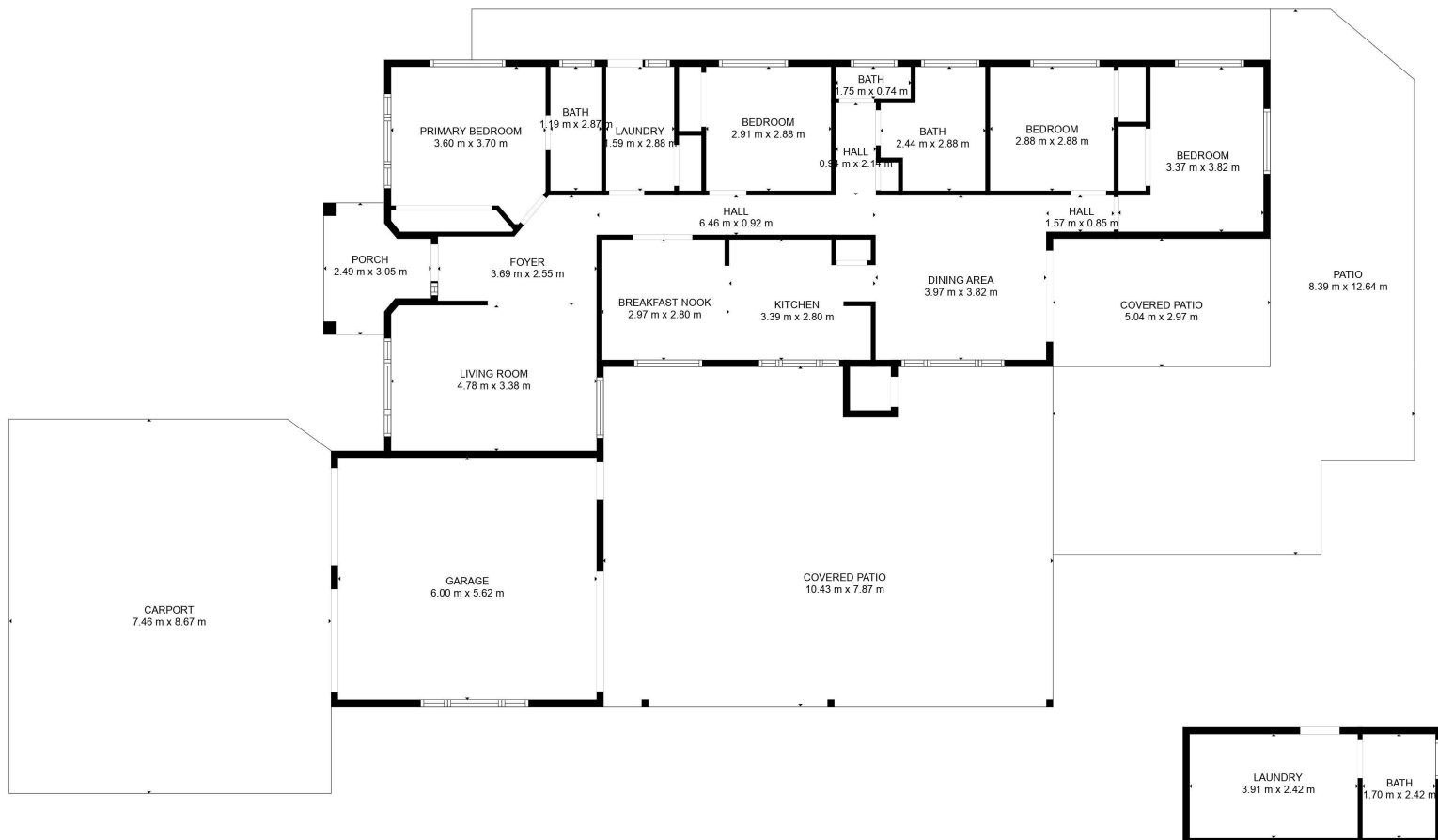
- Land Area 735.00 square metres
- Building Area: 194.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 5











TOTAL: 145 m2
FLOOR 1: 145 m2
EXCLUDED AREAS: CARPORT: 64 m2, GARAGE: 34 m2, COVERED PATIO: 96 m2,
 PATIO: 58 m2, PORCH: 6 m2, UNDEFINED: 1 m2,
 WALLS: 15 m2

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