

An Exceptional Opportunity - Modern Family Home or Prime Investment



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16 Arroyo Court, Julago

OFFERS OVER \$675,000.

Raine & Horne Townsville, in collaboration with Steve Leumont, proudly presents an exceptional and rarely available property in the highly sought-after of Elliot springs enclave of Julago.

Built in 2020, this beautifully designed home at the end of a quiet court offers the perfect balance of lifestyle and investment potential. Whether you're seeking a modern family residence or a strong addition to your investment portfolio, this property is sure to impress.

Key Features:

- Spacious Master Suite with ensuite and walk-in robe
- Three additional bedrooms, each with built-in wardrobes
- Modern, well-appointed kitchen with walk-in pantry, electric cooking, and dishwasher
- Stylish main bathroom, thoughtfully designed for family living
- Split-system air-conditioning and ceiling fans throughout for year-round comfort

Property ID: L35193672

Property Type: House

Building / Floor Area: 137

Garages: 2

Land Area: 442.0 sqm

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- Security screened windows and doors for peace of mind
- Alfresco entertaining area overlooking the fully fenced backyard
- Landscaped gardens creating a private and welcoming outdoor space
- Double lock-up garage with internal access

Location Benefits:

Only a 15-minute drive to the Fairfield Waters Shopping Precinct, where you'll find Kmart, Fairfield Eats, Bunnings, medical centres, and much more. Schools, parks, and essential amenities are all within easy reach, making this location both convenient and family-friendly.

Why You'll Love It:

- Modern build with nothing to spend
- Low-maintenance lifestyle appeal
- Ideal for families, first-home buyers, or investors seeking a quality rental opportunity

Disclaimer: Only suitable applications will be offered an inspection. All parties should conduct their own enquiries to verify the accuracy of the information provided. File photographs may have been taken some time ago-please rely on your own inspections and investigations, as the property may have changed since. Raine & Horne Townsville (S&S Properties Pty Ltd) bears no liability for loss due to inaccuracy or omission.