

# Harcourts Kingsberry



## 15 Ulysses Drive MOUNT LOUISA QLD

4 1 2

This will be such a good find when you inspect this lovely family home, high and dry in Mount Louisa. In a quiet street and close to great shops and schools, this home also has the benefit of four very good sized bedrooms, multiple living areas and private entertaining. With a shower and bath, separate toilet, plus loads of cupboard space in the kitchen, everything is here for you, whether you are an investor, downsizing or a first home buyer. With views and the constant feel of breezes filling the home, this will appeal to all.

Perfectly functional in every way, this four bedroom family home will more than satisfy your needs and then some. Stylish tiled flooring greets you in the lounge of this beautifully presented home, taking you through to the large open plan living configuration. . The streamlined kitchen comprises a well-placed wall oven, microwave cavity,

**Price** : \$ 300,000  
**Land Size** : 497 sqm  
**View** : <https://www.kingsberry.com.au/sale/qld/townsville-district/mount-louisa/residential/house/4326601>

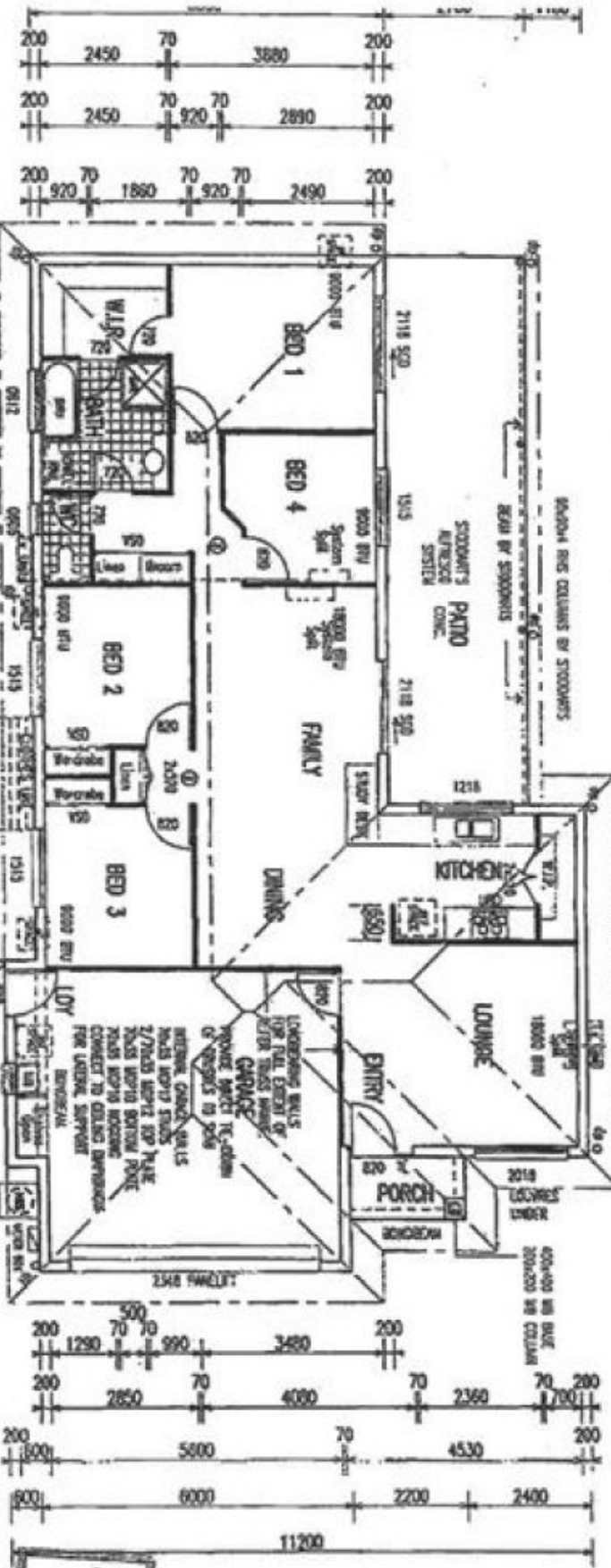


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SHOWN UNDER THE  
MINIMUM LIVING ROOM  
PER BULK RESOLUTION  
NO SUITERS SPEC.  
TOTAL VALUE R 12  
PONDIC ROOF SPACE VENTILATION  
IN CONJUNCTION WITH (12/1/2017)

SALE YALLOWOOD TO BE  
NOTE:  
APPROVE AND SUPPORT FOR  
RE FULL REPAIR WORK FOR  
BELOW GROUND LEVEL



CONVERT WITH GARAGE WHICH  
SOUNDPROOF ROOFING ABOVE  
UNDER THE TERRACED BRICK  
RECONSTRUCTION 1983 (S97) HAS  
CONCRETE-STRONG MET  
STRUCTURE  
• DOOR OFFICER LIVING 1  
OR CONCRETE FLOORBOARDS 1  
TO ATTACHMENT AT LEVEL 40  
INTERIOR FLOOR SPACE  
• 444 BATH SHOWER BODIES 1  
REPLACED FROM WATER IN  
• DUAL FLUSH TOILETS 2/1/1/3  
• WATER PRESSURE LANDING R  
WATER HEATER PRESSURE >

NOTE: BUILDERS SPEC FOR IN  
**APPROVED S  
TO CONDIT**

WIND CATEGORY C1

CONJUNCTION WITH THE BUILDING ACT,  
BUILDING CODE OF AUSTRALIA 1984  
PART 3 ALL THIRDS CONDITIONS  
ARE COVERED BY UNIT STATE DESIGN

LAND	122.81 Sqm
GARAGE/LODY	36.55 Sqm
WATERWAY	139.76 Sqm
PORCH	2.94 Sqm
DECK	28.82 Sqm
EXTERNAL	31.28 Sqm
TOTAL	191.02 Sqm

# PANDORA ALFRESCO (A)

NOTE: ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE BUILDING ACT 1984 AND THE BUILDING CODE OF AUSTRALIA 1984 PART 3 ALL THIRDS CONDITIONS ARE COVERED BY UNIT STATE DESIGN

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