



33 Alice St Cranbrook QLD 4814

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Now Leased!!

Date available: Now

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## We Have 'Alice' in Cranbrook

Now Leased!!

Could this be your NXT Home?

Here's one for the family. Directly opposite the front gates of Cranbrook Primary School, how good would School drop offs be?

Some recent renovations and new additions with fresh internal paint and blinds now installed, this home presents exceptionally well. The 2 big ticket items in the kitchen and bathroom are in excellent order. Inside is expansive to the living area and bedrooms to match.

A bonus enclosed room downstairs would have multiple uses. Plenty of extra room down for storage options or work spaces. Plus the bonus of SOLAR installed to save on the power bills!!

Property Features Upstairs:

- Privacy screening to balcony on entry

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- Enter into the oversized and open plan living and dining areas with air conditioning
- Recently updated kitchen with Island bench and space for a dishwasher
- 3 bedrooms with 2 featuring both built in robes and air conditioning
- Renovated bathroom with shower recess and floor to ceiling tiles
- Separate toilet
- All updated flooring with tiles throughout - NO carpet!!
- An entire internal paint upstairs has just been completed
- NEW blinds installed
- A further verandah to the rear

Property Features Downstairs:

- Entire downstairs area is enclosed and lockable
- Left side features a tiled rumpus, teenagers retreat or ideal games area
- Second toilet located here
- Right section encompasses 2 separate storage rooms, laundry, space for 1 car with room left over
- 2nd carport structure to the right of the main building
- Small undercover area to the rear
- Large yard with fencing to all
- Added bonus - SOLAR INSTALLED to save on power bills!!

Location Features:

- About as close as possible property located to the front entry of Cranbrook State Primary School
- Walking distance to small group of local specialty shops including a chemist, servo, takeaways and good old KFC!!
- Also walking distance down to the Ross River walks and bike paths
- Located near right between Townsville Shopping Centre (Stockland) and Willows Shopping Centre, both around 5 minute drives

PROPERTY AVAILABLE NOW. IN THE FIRST INSTANCE, CHECK THE CLICK THE BOOK INSPECTION TO BE ADVISED OF THE NEXT SCHEDULED INSPECTION. IF NO INSPECTION BOOKED, PLEASE CONTACT THE OFFICE ON 07 4775 7777 OR EMAIL TO ARRANGE AN INSPECTION.

Please note - All parties should make and rely upon their own enquiries in order to determine the accuracy of the information supplied. Some file photographs in use may have been taken some time ago. Please rely on your own  
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inspection and investigations as the property may have changed since the photographs were taken. Nxtgen Property bears no liability for any loss sustained due to inaccuracy or omission.

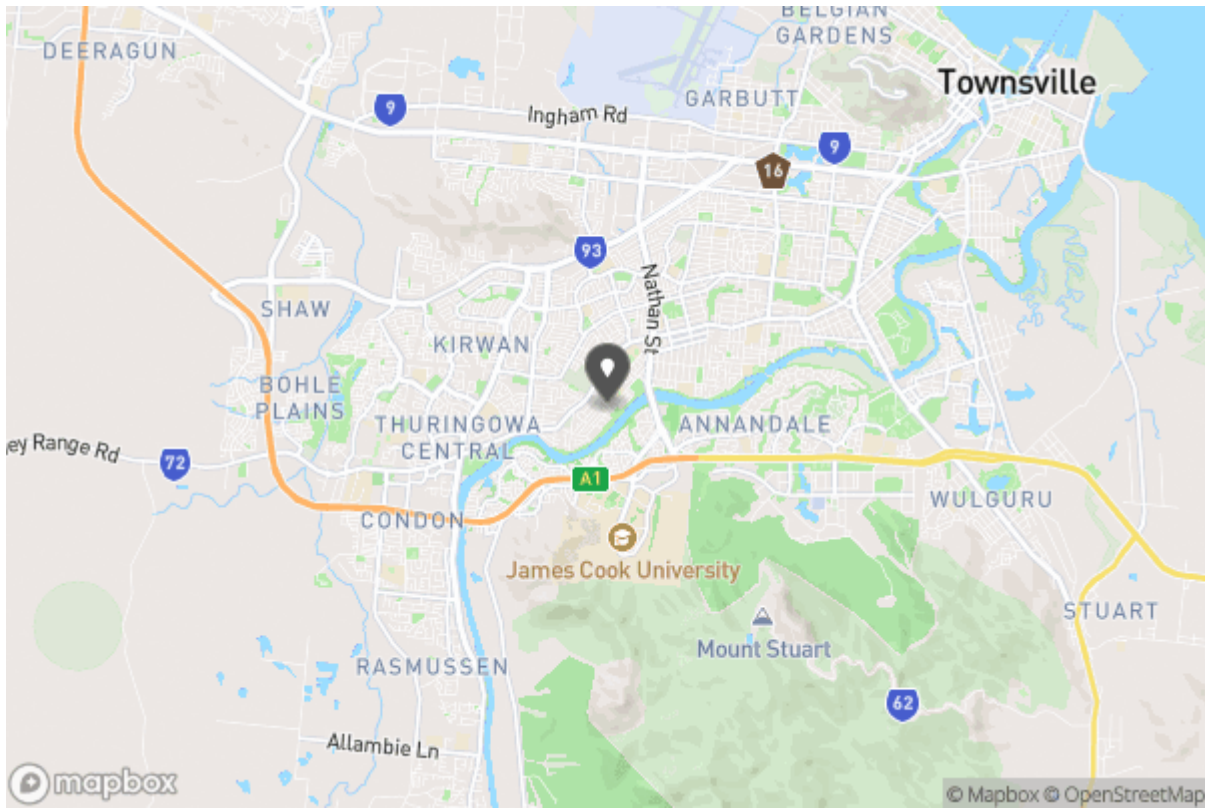
Property Code: 3276

# Gallery





# Location Map





Don't forget to confirm your inspection by SMS or email

### Asset Managers

[townsville@nxtgenproperty.com.au](mailto:townsville@nxtgenproperty.com.au)

07 4775 7777  
84 Charters Towers Road  
Hermit Park QLD 4812



### Why Book with NXT GEN Property

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

[https://2apply.com.au/Property?agentID=ARO-nxtgenproperty&uniqueID=virgop\\_39\\_1654](https://2apply.com.au/Property?agentID=ARO-nxtgenproperty&uniqueID=virgop_39_1654)