



### 40 Illuta Street RASMUSSEN QLD

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This beautifully renovated home awaits your expression of interest. The property boasts both a modern open plan kitchen and a magnificent bathroom. Sweeping hardwood floors throughout the living area make for easy care living. All bedrooms are more than generous sized and built-in with air conditioning & fans.

The kitchen comes equipped with a quality function oven and cooktop, perfect for aspiring 'master chefs'. Conveniently located off the kitchen is the private el-fresco rear patio. From here you can relax with your favourite beverage and watch the kids/pets play in the fully fenced back yard. Externally the property also comes with established, low maintenance gardens and has both a garage and carport.

- Features include:
- 3 bedrooms with built ins & air conditioning
  - Modern bathroom
  - Custom made kitchen
  - Internal laundry downstairs
  - Recently polished wood floors

**Price** : \$ 230,000  
**Land Size** : 615 sqm  
**View** : <https://www.kingsberry.com.au/sale/qld/townsville-district/rasmussen/residential/house/4326527>



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