



### 13 Arila Street Cranbrook QLD

3 2 2

Set in an excellent location there is no denying that this property is crying out for some love.

Upstairs there are 3 airconditioned and built-in bedrooms, bathroom with separate toilet, kitchen, dining and lounge room. Downstairs is fully lockable with 2 airconditioned guest/utility rooms, bathroom and toilet and plenty of storerooms and workshop space and laundry.

The inground pebblecrete pool complete with waterfall and a built-in spa is surrounded by a lovely entertaining area that features a built-in pizza oven, bar and bbq. The pool was built less than 5 years ago.

The property is fully fenced and has a long concrete driveway leading down to the back yard where you will find a 6m x 3m shed.

Don't delay to inspect as opportunities to add value in a sought after area don't come up often.

**Land Size** : 607 sqm

**View** : <https://www.kingsberry.com.au/sale/qld/townsville-district/cranbrook/residential/house/7276578>



Mario Torrasi  
07 4772 2022  
0407 636 259

[mario.torrasi@tsvharcourts.com.au](mailto:mario.torrasi@tsvharcourts.com.au)