



### 44 Potts Street Belgian Gardens QLD

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If you are looking to downsize from your large family home and not quite ready to move into a unit with body corporate fees and no yard then this is the ideal property for you! The Cottage look of this home has lots of street appeal and a timeless exterior. A great downsizer in a superb neighbourhood will make this an easy "yes please."

**Land Size** : 364 sqm  
**View** : <https://www.kingsberry.com.au/sale/qld/townsville-district/belgian-gardens/residential/house/7880060>

Perfectly located across the road from Belgian Gardens State Primary School and walking distance to Rowes Bay Beach, this loved cottage is quite the catch.

Open-plan, large colonial style windows from floor to ceiling capture all the natural light and breeze, split system air-conditioning in the living room which flows from the side entertaining deck to the main bedroom with polished timber floorboards throughout.

The crisp white, open-plan kitchen has copious amounts of storage, a breakfast bar, gas cooktop and a double sink with sliding windows overlooking the side deck.

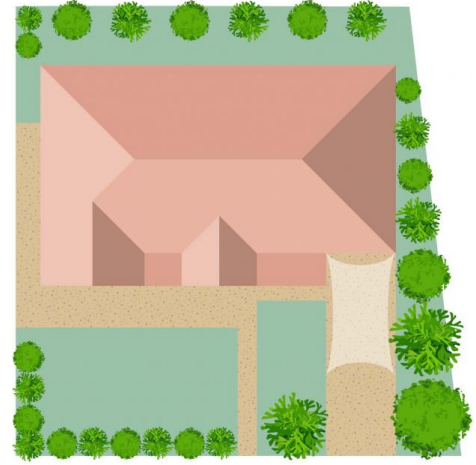
Master Bedroom is generously sized with ceiling fan, air-conditioning, walk in wardrobe and ensuite equipped with walk-in shower.

Additional two bedrooms are double-sized with built in wardrobes, ceiling fans and one bedroom has a split



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

**TOTAL AREA : 167.4 sq.m**

## 44 Potts St, Belgian Gardens