



PRICE GUIDE: \$322,000.00

Area: 450 m2

Council Rates: \$2,675.00 p.q.

Stunning, Exceptional Value in Northshore

Located in one of Townsville's newest and most popular suburbs, this superb property has practicality and street appeal! Conveniently located close to North Shore shopping precinct and local schools, this property escapes the hustle and bustle of inner city living, however, is still only a short drive from Townsville CBD, University and Hospital giving you the best of both worlds.

- Three bedrooms with built ins
- Ensuite to main with walk in robe
- Modern kitchen overlooking living areas
- Fully air conditioned and security screens
- Fully fenced on 450sqm
- Approx 5 years old
- Double lock up garage
- Built by AP Williams

This is a property that would suit both owners



Shelly Lynham

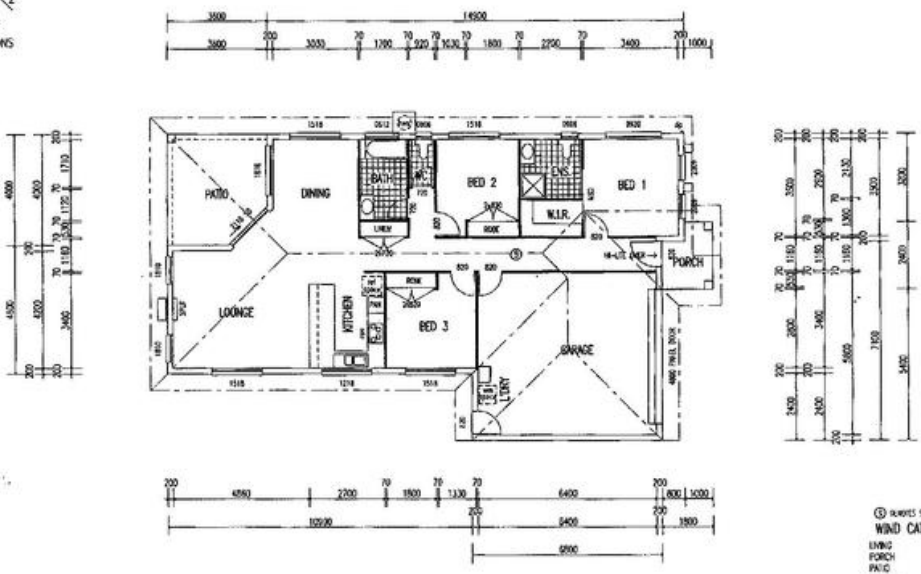
0414 250 166



OFFICE

37Thuringowa Drive, Kirwan

07 4723 3222



(C) REAR WALL SECTION
 WIND CATEGORY C2
 LIVING 120.70 Sqm
 PORCH 3.75 Sqm
 P.N.C 13.44 Sqm
 GARAGE 37.51 Sqm
 TOTAL 175.41 Sqm

FLOOR PLAN

1. NOT TO SCALE & PROVISIONAL DIMENSIONS NOT TO SCALE 2. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED 3. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED 4. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED	5. JAMES BRUCE ARCHITECTS 6. JAMES BRUCE ARCHITECTS 7. JAMES BRUCE ARCHITECTS 8. JAMES BRUCE ARCHITECTS	WILLIAMS & CO ARCHITECTS 100 WILSON STREET SYDNEY NSW 2000 TEL: (02) 9550 1234 FAX: (02) 9550 1234	DATE: 21-05-10 SCALE: 1:100 CLIENT: A.P. WILLIAMS LOCATION: LOT 425 BARRIE CIRCUIT NORTH SHORE	BUILDING DESIGN CENTRE 1. BUSH COURT, WILSON STREET 2. BUSH COURT, WILSON STREET 3. BUSH COURT, WILSON STREET 4. BUSH COURT, WILSON STREET
--	--	---	--	--