



**PRICE GUIDE:** \$285,000.00

Area: 827 m2

## Inner City Character Filled Home

This home has the space and character charm that you would expect of a Queenslander. Located in the thriving suburb of Railway Estate this house has plenty of room to raise a family or entertain on the spacious rear entertainment area overlooking the peaceful surroundings. With close access to schools including Townsville State High School, Saint Margaret Marys and just minutes away from the inner city. This property presents an outstanding opportunity within the inner city for both families and investors alike.

### THE PROPERTY

- Large combined living & dining area
- Large kitchen with plenty of storage.
- 4 Bedrooms[ Three Upstairs & one downstairs]
- Main bedroom with benefit of sitting room
- Renovated Main bathroom with separate toilet and laundry chute
- Casement windows dressing the front of the home.
- Air-conditioned
- 827sqm Dual access block via rear lane-way



**Nathan Lynham**  
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**Graham Lynham**  
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**OFFICE**

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ground floor	51m <sup>2</sup>
garage	20m <sup>2</sup>
first floor	74m <sup>2</sup>
enclosed deck	16m <sup>2</sup>
deck	28m <sup>2</sup>
<b>total</b>	<b>189m<sup>2</sup></b>

