



**PRICE GUIDE:** \$205,000.00

Area: 647 m2

**Sold by Nathan Lynham 0427695162**

Fresh to the market this generous home offers a blank canvas to add your own personal features and create the perfect family home.

Sitting on a traditional 647sqm allotment in a popular family-orientated suburb of Aitkenvale the home is central to everything Townsville offers.

Within minutes of Cathedral School, Pimlico High School Ignatius Park College as well Aitkenvale and Mundingburra Primary Schools the home is positioned with convenience for young and growing family.

With Ross River parklands and bikeways less than 1 klm away, you can safely cycle to James Cook University and the Townsville Hospital (less than 4.5 klm away).

Shopping is a breeze with Stockland Shopping Centre and Kmart close by.

A spacious, well-positioned home presenting great potential as a first home, family home or investment, this home has appeal to at any



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