



**PRICE GUIDE:** \$755,000.00

Area: 1012 m2

## Modern Luxurious Home in Prestigious Location

Sold by Shelly and Graham Lynham

Seldom seen and set in a tightly held pocket of homes, this modern home offers a rare opportunity to secure a near new executive residence in an inner city suburb set against West End's iconic Queenslanders.

Offering an owner the opportunity to enjoy the convenience of Townsville's West End, within minutes of Townsville's iconic Strand, our City centre, our new Stadium, and only a short drive to our best private and public schools, private hospitals, our entertainment and restaurant precincts, homes of this calibre seldom come to the market.

Beautifully presented, and built to a high specification befitting it's over 400 m2 under roof, this six year old home, has been designed for a large family.

The kitchen, large and well equipped with high grade appliances sits at the rear of the home. As an integral part of any active family, the kitchen opens to the main dining area and lounge and sits under sweeping cathedral c



**Shelly Lynham**  
0414 250 166



**Graham Lynham**  
0447 250 222



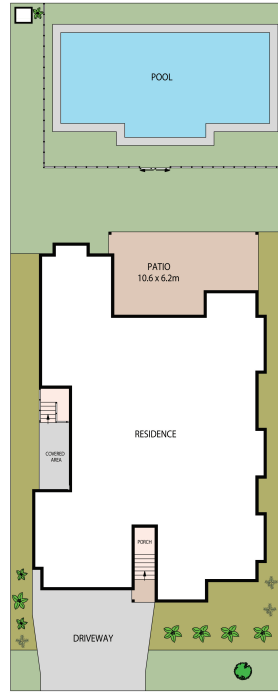
**OFFICE**

37Thuringowa Drive, Kirwan  
**07 4723 3222**

LIVING 283.04m<sup>2</sup>  
 LANDINGS 3.10m<sup>2</sup>  
 GARAGE 54.54m<sup>2</sup>  
 PORCH 2.88m<sup>2</sup>  
 PATIO 59.20m<sup>2</sup>  
**TOTAL AREA 402.76m<sup>2</sup>**



FLOOR PLAN



SITE PLAN



PLANS SHOWN ONLY INDICATE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

93 STAGPOLE STREET, WEST END, QLD 4810

**Lynham**  
 REAL ESTATE