



**PRICE GUIDE:** \$450,000.00

Area: 1012 m2

### Sold by Shelly and Graham Lynham

Situated in the tightly held stable corridor within 500 metres of the Cluden Racecourse, home to Townsville thoroughbred racing, this home offers the new owners a rare opportunity and stands above all others in the area for properties of this type due to the fact it has been renovated to meticulous detail with no compromise on design nor standard of finish.

#### The Property

- 2 bedrooms with built-in wardrobes
- Theatre room (which could easily be converted into a third bedroom)
- New kitchen with stone benchtops, Electrolux appliances including dishwasher
- Walk-in kitchen pantry
- Stunning bathroom with shower and freestanding bath with floor to ceiling tiles and custom made vanity
- Open plan living and dining room
- Fully tiled main living areas, carpet to b



**Graham Lynham**  
0447 250 222

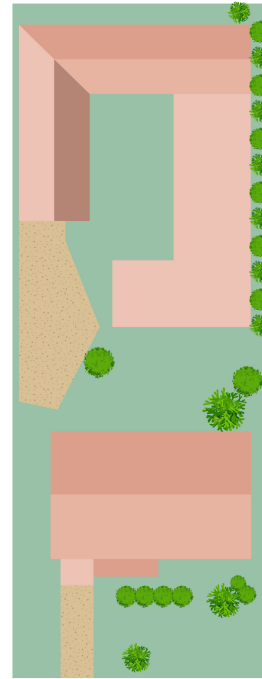
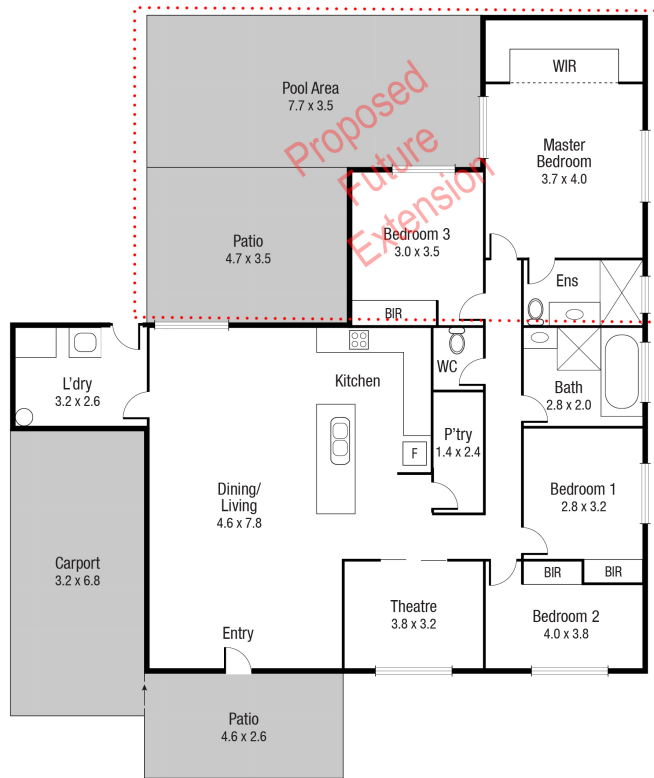


**Shelly Lynham**  
0414 250 166



**OFFICE**

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



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 : 184.6 sq.m

7 Gilliat St, Wulguru