



**PRICE GUIDE:** \$360,000.00

Area: 541 m2

Council Rates: \$4,549.30 p.q.

### Under Contract By Nathan Lynham 0427695162

Peacefully nestled in a family-friendly street, this single-level home provides an unbeatable entry-level opportunity or excellent investment option. It's conveniently located just moments from Lavarack Barracks, Townsville University Hospital and Annandale Central.

#### THE PROPERTY

- Three carpeted bedrooms, master has a walk-in wardrobe and ensuite
- Open kitchen and plenty of cupboard space
- Living/dining space flows to the covered entertaining area
- Spacious covered entertaining area
- Main bathroom with bathtub/shower & separate toilet
- Internal laundry
- Double lock-up garage with internal entry & drive through-yard access
- 541sqm fenced allotment
- Currently tenanted \$390 per week until March 2023
- Rates - \$4,549.30 per year
- Walking distance to Annandale Central Shop



**Nathan Lynham**  
0427 695 162



**Graham Lynham**  
0447 250 222



**OFFICE**

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