



**PRICE GUIDE:** \$330,000.00

Area: 870 m2

### Under Contract By Nathan Lynham 0427695162

This low-maintenance four-bedroom home in a central location in Rasmussen represents an affordable entry to the Townsville property market.

Set on an 870sqm\* corner allotment, with a double bay shed, the home is well presented, and being minutes to Ross River offers a convenient location and great value.

#### THE PROPERTY

- Open plan lounge & dining
- 4 large bedrooms with 3 including wardrobes
- Modern galley-style kitchen with ample storage and bench space
- Main bathroom with combination bathtub & shower
- Additional large rumpus area off the living area
- Rear porch area overlooking the yard
- Internal laundry
- 870sqm\* allotment
- Large double-bay Shed - Shed is not council



**Nathan Lynham**  
0427 695 162



**Graham Lynham**  
0447 250 222



**OFFICE**

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