



**PRICE GUIDE:** \$400,000.00

Area: 700 m2

Council Rates: \$3,650.00 p.q.

### Under Contract By Shelly Lynham 0414250166

What was once a family home to one of Townsville's premium builders for many years, the home was designed around a young family with a home based business.

From the moment you enter this home it encompasses everything associated with having a family environment that is spacious and functional.

The fully air-conditioned family home is fully tiled to most areas throughout the home with the living area with timber look flooring. The modern kitchen overlooks the inground pool and established gardens to the rear of the property.

Grandparents/teenagers retreat is air-conditioned and is spacious and fully tiled throughout. Leading from this is an enclosed storage/workspace area for the home handyman.

The Property  
- Quality-built home by Gabrielli Constructi



**Shelly Lynham**  
0414 250 166

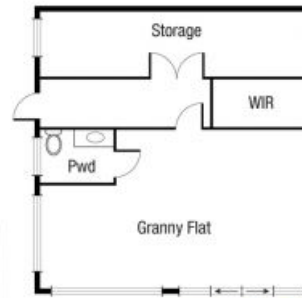
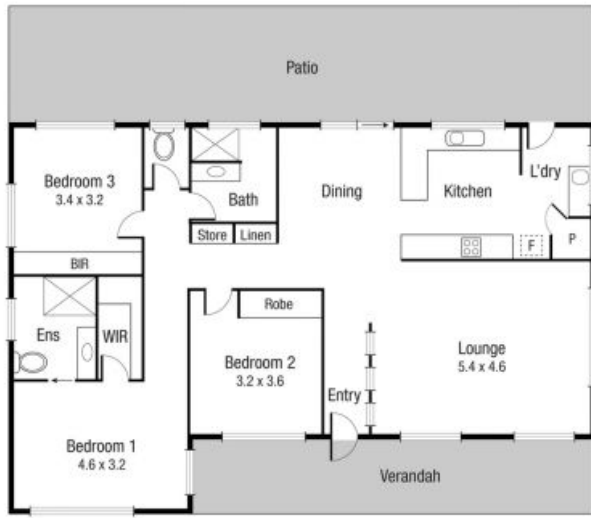


**Graham Lynham**  
0447 250 222

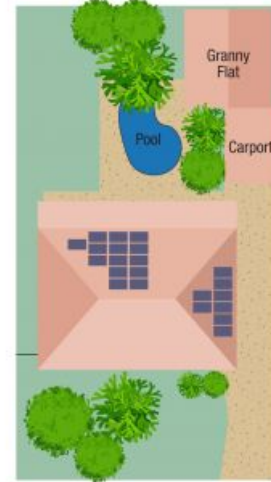


**OFFICE**

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



(Not In Position)



TOTAL AREA : 243.1 sq.m

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.

59 Whitsunday Dr, Kirwan