



**PRICE GUIDE:** \$410,300.00

Area: 650 m2

### Ideally located 3 Bedroom home with pool

This low maintenance 3 bedroom home, set on a 650 m2 allotment, offers the convenience that one of Townsville's most sought-after suburbs offers.

Ready to move in with a functional layout and generous proportions, with three bedrooms and the addition of the garage being enclosed to form additional parents' or teenagers' retreat, it's the perfect purchase for investors or owners occupiers alike.

#### The Property

- Three bedrooms with built ins
- Separate dining room
- Open-plan living
- Enclosed garage which adds additional living area
- Air-conditioning to two bedrooms
- Well-appointed kitchen with plenty of cupboard space
- Tiled living throughout
- Fully fenced 650 m2 allotment perfect for



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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 : 200.8 sq.m

5 Berrigan Av, Annandale