



**PRICE GUIDE:** Under COntract By Shelly Lynham  
0414250166

Area: 308 m2  
Council Rates: \$4,400.00 p.q.

## Great investment opportunity within the sort after Douglas community

Positioned on a low maintenance block this low set home located in the heart of Douglas offers open light filled interiors and a highly functional floor plan.

Douglas suburb is a stones throw away from Townsville Hospital James Cook University and Lavarack barracks and is continuing to grow as a sort after community.

Having three bedrooms along with a study this modern home is set to cater for the investor or first home owner or those looking to down size. Main bedroom includes a walk in robe and ensuite. Functional modern kitchen and neutral tiles to living areas.

### The Property

- Separate living and dining room
- 3 bedrooms with built-in wardrobes
- Townsville City Council Rates \$2,191.35 pe



**Shelly Lynham**  
0414 250 166



**Graham Lynham**  
0447 250 222



**OFFICE**

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



## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Area	
Living:	129.50 sq m
Court:	5.22 sq m
Porch:	2.10 sq m
Patio:	13.80 sq m
Garage:	35.40 sq m
<b>Total:</b>	<b>186.02 sq m</b>

5 St Kilda Row Douglas 4814