



PRICE GUIDE: \$510,000.00

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

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
Total:	186.02 sq m

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.

5 St Kilda Row Douglas 4814