



PRICE GUIDE: \$685,000.00

Area: 799 m2

Council Rates: \$5,469.00 p.q.

Spacious family home

Sold by Graham and Shelly Lynham

Located in a quiet Annandale court amongst similar quality homes, this expansive executive style low-set four bedroom home with high ceilings offers a buyer the opportunity to purchase a spacious home in one of Townsville's Premium Suburbs.

Built of quality brick and tile construction, the home has clearly been designed with a large family in mind.

Entering through the front door of the fully air-conditioned home, you're met with a large formal lounge room which seamlessly connects to the formal dining area, and is complemented by a family room that adjoins the modern kitchen.

At the rear of the home is a large master bedroom with an ensuite and walk-in robe. The three other bedrooms all have built-in robes.

The main bathroom is complete with a bathtub, alongside an internal laundry for added practicality.

Sitting on a 799 m2 allotment with a wide frontage extending 41m at its southern border down the left hand side of the home, there is



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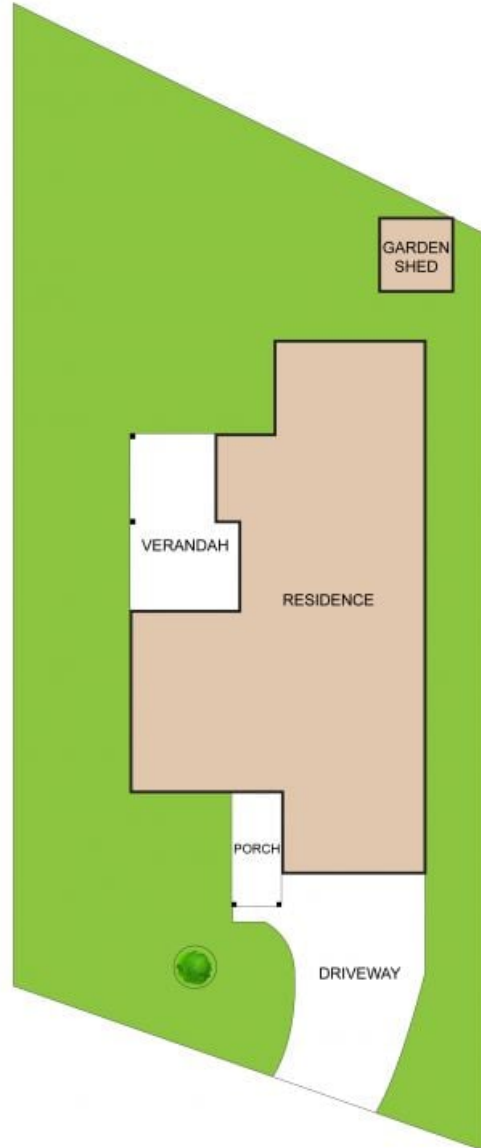
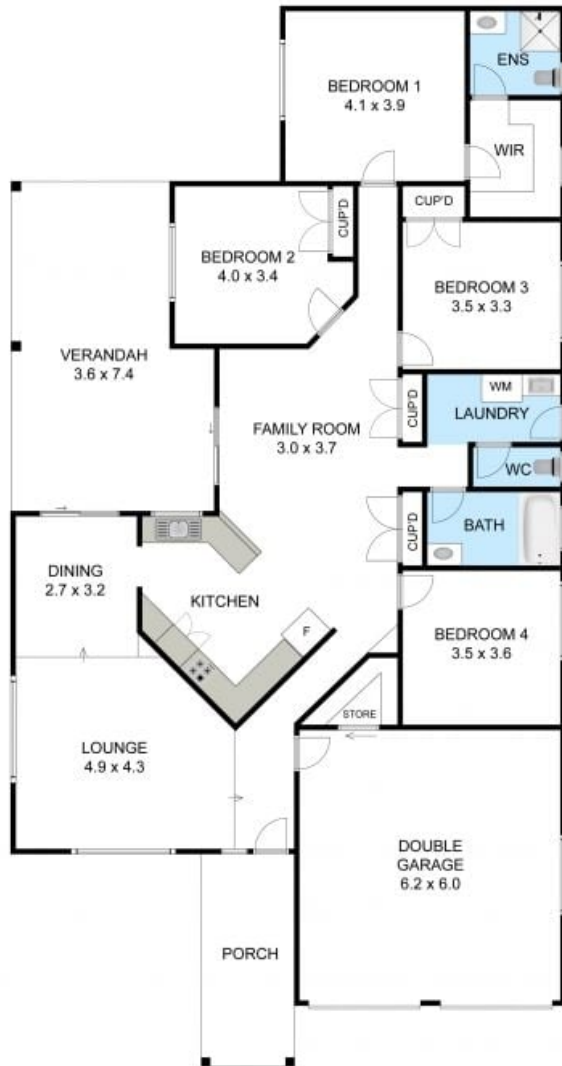


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16 BROOKLYN COURT, ANNANDALE

LIVING AREA :	179.4 m ²
GARAGE :	38.6 m ²
VERANDAH :	29.6 m ²
PORCH :	4.0 m ²
TOTAL :	251.4 m ²