



**Douglas, QLD**  
42/319 Angus Smith Drive

**2**  
BED

**1**  
BATH

**1**  
CAR

 **GrahamLynham**  
REALESTATE

Situated on the doorstep to James Cook University and Townsville University Hospital this two-bedroom unit offers an excellent entry point for investors or at the end of the lease a low maintenance lifestyle in a sort after location.

Less than 10 years old, the unit, with a floor area of approximately 120 m2, has been part of the NRAS scheme since the new which expires in 2022.

NRAS details are below, however, buyers should be aware the current non-NRAS rental value is in the \$320 - \$350 range given the high demand for Townsville rentals and the location of this particular property.

**\$279,000 Negotiable**

**Contact:** Graham Lynham  
0447 250 222

**Type:** Unit

<https://www.lynham.com.au>

Plans shown are only indicative of layout. Dimensions are approximate.

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