

1/9 Lynd Street, Mundingburra, Qld 4812

House For Sale

Friday, 9 February 2024

1/9 Lynd Street, Mundingburra, Qld 4812

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 478 m2

Type: House



Jools Munro
0422995139



Craig Allom
0422995139

Offers Over \$360,000

This is a wonderful opportunity to get into one of the hottest suburbs in Townsville - Mundingburra. Positioned so close to the river, but more importantly, school catchment gold zones, close to Aitkenvale and Hermit Park CBD's. Modest in size means super easy to love and live. Positioned at the front of split block of land : You will want to inspect. Information available: • Townsville City Rates Notice • Insurance the Sellers pay (guide for you) • Services map (water and sewerage lines) & Council Flood Mapping • Owners have ordered the Townsville City Council Files on the building • Rental appraisal and so much more ! Location and Zones : • Parents line up to enrol their children in Mundingburra State Primary School and Pimlico State High School - brilliant state school catchment zones. • Children are also able to walk to Cathedral Private School. • Public Transport is walking distance. • Exercise by walking / cycling / running (or electric scootering) with family, friends and pets around the Ross River circuit. This home is located a couple of streets from the water. • Mundingburra is located in between two major commercial amenities : Aitkenvale and Hermit Park • Do look on the map on this real estate website to look at the amazing opportunity. Property Features : • Split system air-conditioning will keep this home like a fridge - 5 in total • Modest land size allows for life to be away from the home (or orientated around work) -- this property is easy to maintain • Two living spaces which can design for your personal lifestyle • Wonderful high ceilings • Ceiling fans throughout • Casement windows will capture all the breezes from every direction • Timber floorboards throughout the living areas • Laundry room at the rear of the property on a concrete slab • Rear outdoor entertaining space can be developed or enjoyed as is • You will adore the front deck - wonderful winter location to spend time with family and friends • Fully fenced for the safety of children and pets • Kitchen is located at the rear of the property and enables casual dining tables to join the property • Bathroom is located towards the back of the property. This bathroom is very functional for the sellers (family of four) however you will enjoy planning a design for your own needs. Jools Munro & Craig Allom are proud to bring this property opportunity to the Townsville Property Market. This property is an opportunity to position yourself inside a premiere suburb. We are here to help you. Please do contact us to arrange an inspection or look for the many open homes scheduled.