

# 11 Lexington Drive, Wulguru, Qld 4811

## House For Sale

Wednesday, 8 May 2024

11 Lexington Drive, Wulguru, Qld 4811

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 655 m2

Type: House



Tracey Stack  
0437434056

**\$510,000**

Located in a quiet hillside street at the base of Mount Stuart, this low maintenance rendered block home on a 655sqm block offers open plan living areas, covered outdoor entertaining and a low care yard attractive to investors or buyers looking to downsize, acquire their first home or looking for space to spread out. - Enjoy a lovely aspect to Mount Stuart and hillside bushland from the front verandah and living areas- Dual open plan living areas flooded with natural light- Covered outdoor living to the rear of the property- Four bedrooms all built-in, main with two way access to bathroom- Separate laundry and store room- Solar system, double carport- Air-conditioned, fans, security screens throughout- Established low maintenance gardens, fully fenced, garden shed

About WulguruWulguru formerly formed the southern urban fringe for the City of Townsville, however with extensive development of retail facilities in adjacent idalia, and commencement of Lendlease's 10,000+ lot development at Elliot Springs, the suburb is now a dynamic, central location.The appeal of the suburb to owner occupiers and investors is its adjacency to major expanding employment hubs. Lavarack Barracks, Australia's largest defence base is situated adjacent and the Townsville State Development Energy efficient industrial Precinct is emerging within 4 kilometres of Wulguru. James Cook University and the Townsville Hospital are within 7 kilometres.Therefore, the suburb is highly attractive to health workers, defence force members, education sector employees and trade specialists.