

**16 Lamington Rd, West End, Qld 4810**

**House For Sale**

Monday, 30 October 2023



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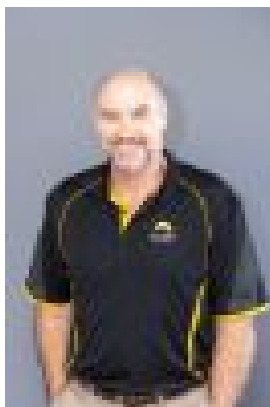
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 810 m2**

**Type: House**



Ian Clarke

0417714828

## Auction

Presenting 16 Lamington Road, West End, a beautifully maintained 3 bedroom, 1.5 bathroom family home situated in the highly sought after West End area. This solid, well-built residence is ideally positioned on a generous 810 square metre corner plot with commanding views of the iconic Castle Hill and the city all but a few minutes away. Within easy walking distance to Townsville Newest Private Hospital and Historic West End Park is just 2 minutes walk away at streets end. As you step inside this charming abode, you will be immediately impressed by the stunning polished floorboards. The large kitchen boasts an abundance of storage, ensuring you have plenty of space to whip up culinary delights for family and friends. with the dining area adjacent. Designed for comfort and practicality, the home is fitted with air conditioning and breezeway louvres to keep you cool during those warm Queensland days. The recently renovated bathroom has an easy access walk in shower space and separate toilet, while the additional downstairs toilet provides extra convenience for busy families. Sustainability is a key feature of this property, with solar power, solar hot water and bore water helping to reduce your environmental footprint and energy bills. Outdoors, you'll discover a spacious 6x3 metre shed, perfect for all your storage needs, as well as a water tank to help maintain the lush garden that surrounds the home. With one secure parking space available, this property is ideally suited to homeowners seeking a comfortable and spacious Queenslander residence in a highly desirable location. Don't miss out on this rare opportunity to secure a piece of West End paradise, with neighborhood coffee shops and boutique shopping just around the corner on Ingham Road. Schedule a viewing today, and experience the perfect blend of character and timeless charm that 16 Lamington Road has to offer. GREEN GRASS Please note, the grass has been greened for marketing and illustration purposes and may not reflect the current condition of the grass at the property. AUCTION Saturday 25th November at 12-00noon Auction will be held onsite Auction terms "as is - where is" Deposit 5% of purchase price Settlement 42 days from contract date AUCTION PRICE FILTER This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.