

**180 Boundary Street, Railway Estate, Qld 4810**

**House For Sale**

Wednesday, 12 June 2024



180 Boundary Street, Railway Estate, Qld 4810

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



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**\$395,000 Neg**

This low-set home is in one of Townsville's most popular inner city suburbs, offering an affordable entry into Townsville's fast-moving real estate market. Positioned on Boundary Street, with South Townsville across the road, the homes' low set design and block construction offer a point of difference to the normal style of homes in what is one of our oldest inner city suburbs. With a traditional design featuring three bedrooms, functional kitchen, open plan living and dining with an additional carport at the rear, and set on 607 m<sup>2</sup> allotment the home is suited to owner-occupiers and investors. The home would require air-conditioning to maximise the rental returns. (We estimate this as less than \$7000). Less than 1.5Klm to Townsville's Stadium, 2klm to Palmer Street restaurants, 3klm to city as well as walking distance to primary and secondary schools, the home is ideally positioned to take advantage of the best Townsville has to offer. The Property- Open-plan living and dining area- Functional kitchen- Air-conditioning to one bedroom- Three bedrooms with built-ins- Undercover car parking- Low maintenance block 607 m<sup>2</sup> allotment The Location- Short drive to Townsville Stadium- Short drive to Palmer Street Restaurants - Short drive to Townsville City Centre- Minutes to Townsville State High School and Railway Estate State School- Close to parks and football fields- Close to local hotels- 10 minutes to The Strand Please note - this sale is for the home on 607m<sup>2</sup> - a neighbouring vacant allotment (182 Boundary is being sold separately) - see drone shots for approx. boundary. Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, Lynham & Co. Real Estate will not be held liable for any errors in typing or information. All photographs, facades, colour schemes, floor plans and dimensions are for illustrative purposes only and may vary slightly to the end product. All interested parties should rely upon their own enquiries to determine whether or not this information is accurate.