

**29 Ninth Avenue, Railway Estate, Qld 4810**



**House For Sale**

Tuesday, 28 May 2024

29 Ninth Avenue, Railway Estate, Qld 4810

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 4**

**Area: 810 m2**

**Type: House**



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## Offers Over \$875,000

29 Ninth Avenue, Railway Estate presents a unique and exciting opportunity at a prime inner city address, this incredible Queenslander comprises dual/intergenerational living aspect with character and tastefully renovated additions aligned with beautiful indoor outdoor living areas ready for the largest of families enjoyment. It's prime location for both work and lifestyle you are within 5 minutes to all Townsville's major landmarks including the Queensland Country Bank Stadium, Townsville CBD and Mater Hospital. Only minutes to a variety of public and private secondary schools and across the road from Railway Estate State School.

**The Main Residence - Upper level** Upon entering the home you are welcomed by a immense open plan living area large enough for the biggest of family gatherings. This spacious living area continues on to modern kitchen and dining area that leads out to the rear deck of the main home. The three bedrooms and study/fourth bedroom are located adjacent to living to each side of the main residence. All four rooms are large, breezy and offer plenty of natural light. The main bedroom is extra generous at 3.8 x 6.4m<sup>2</sup>. The home has been freshly painted, is fully air-conditioned and features stunning polished timber floor boards throughout.

**Main Residence - Lower Level** The lower level has been beautifully renovated and has been built in to accommodate an additional two bedrooms open plan living area and separate bathroom toilet and laundry with private access from the garage for ease of convenience. The lower level also enjoys a fenced, paved outdoor entertainment area under the rear deck.

**The Granny Flat** The granny flat very generous in size and is fully self contained with one large bedroom its own bathroom including shower and toilet, large open plan living area consisting of a lounge and dining and full kitchen. The sliding glass doors lead out to an additional deck to the rear of the granny flat that overlooks the tropical garden surrounds and fully fenced pool area.

The back yard has been meticulously manicured to create a lush tropical oasis offering plenty privacy. The sparkling inground pool is very generous in size and is overlooked by yet another covered timber deck offering another entertainment aspect to the property.

**Key Features:-** Freshly painted throughout- Soaring ceilings throughout the upper level- Well appointed kitchen with modern cabinetry, ample bench top work space, walk in pantry, freestanding 900mm gas cooktop and oven and plenty of cupboard space- Expansive and private outdoor entertaining area overlooking sparkling swimming pool- 6-7 well equipped bedrooms all with storage, air-conditioned and ceiling fans- The granny flat kitchen offers plenty of cupboard space, Gas Cooktop and double sink- The garage offers up to four secure covered parking spaces with three additional open air car spaces available.- 5KW solar system- Fttp Nbn

This exceptional lifestyle home will cater to whole family and some! With the current owners relocating the instruction to sell at auction or prior. Contact Craig or Taylor for more information and to book an inspection.