

**99 Mitchell Street, North Ward, Qld 4810**

**keyes&co.**  
PROPERTY

**House For Sale**

Thursday, 4 April 2024

99 Mitchell Street, North Ward, Qld 4810

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Damien Keyes

## Auction

The Link to Register Your Interest or Bid Online <https://buy.realtair.com/properties/126375> Whether you're a passionate renovator or searching for the ideal location to establish your forever home, this Mitchell Street property deserves a spot on your radar! It's ripe for the picking, awaiting restoration to its former glory, offering boundless possibilities, and must be claimed by auction day. Perfectly liveable in its current form, you have the choice to either move in and gradually plan your renovation over time, all while relishing the renowned North Ward lifestyle, or dive right into the transformation and move in afterward. In this suburb and location, you will have the freedom to invest substantially given the enormous re-sale potential here, so the choice is yours. Moreover, with the potential for subdivision pending council approval, the decision is yours to make to head in that direction as well. Given the scarcity of inner-city period homes sitting on full 1/4-acre blocks, this is one property that will be sure to command attention and respect from the market, so don't delay your call on this one!

**The Property-** Generous 1,012sqm block with plenty of room to create your forever home or potentially develop (STCA) as it is zoned Medium Density Residential- All bedrooms are air-conditioned via split system units and have built-in robes- Huge, open-plan main living space with soaring ceilings allowing natural light and breezes to every corner- Main living space also air-conditioned via a large split system unit- Second living area tucked away in between three of the bedrooms provides the perfect break-out area or kids play zone- Crim-safe security screens for peace of mind- Third toilet located to the rear of the bedroom wing and close to an external door making handy access when entertaining outdoors- Detached open carport with power located to the rear of the block with side vehicle access and off-street parking for boats/caravans and the like- This property presents the perfect opportunity to buy into this tightly held location and create a long-term vision for the site- Currently appraised to achieve between \$640-\$700 per week and the property is vacant ready to occupy or put up for lease immediately

**The Location-** Step out the front and walk around the corner to Townsville's famous Strand beachfront- Just a moment's walk across the road to the North Ward Shopping Village- Whites Corner Store just a short stroll away- Close proximity to Castle Hill walking tracks and the CBD- Walking distance to the vibrant Gregory Street restaurant and café precinct- Walking distance to St Joseph's School The Strand, St Patricks College, Townsville Grammar, and Townsville Central Schools- Queensland Country Bank Stadium is also not far away"

"If this property is being sold by auction or without a price a price guide can not be provided. The web site may have filtered the property into a price bracket for web site functionality purposes"