

**1/97 Eleventh Avenue, Railway Estate, QLD, 4810**



**House For Sale**

Wednesday, 14 August 2024

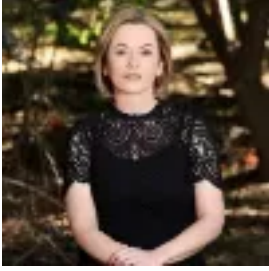
1/97 Eleventh Avenue, Railway Estate, QLD, 4810

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Nicole Plozza

## City fringe living at it's best.

Perfectly positioned in the sought after suburb of Railway estate, this charming 3-bedroom residence offers the ideal blend of comfort, convenience, and modern living. This property is for those looking for a work and lifestyle balance, with Townsville's major landmarks including the Queensland Country Bank Stadium, Townsville CBD a few minutes drive away. If you love to fishing than this ones for you as the property is seconds to some of Townsville's best boat ramps and fishing piers. This is North Queensland living at its best and at an affordable price.

- Tradition North Queensland highset, well maintained with modern finishes throughout, only minutes to the CBD.
- Laminate vinyl flooring on the upper level through the living / dining, kitchen and hallways for easy care.
- Modern kitchen with stainless steel appliances, pantry, large fridge recess and additional room for a second dining table.
  
- Three queen-sized bedrooms with build in robes, carpets, split system air-conditioning and fans.
- The room downstairs can be utilized as bedroom (not legal height), home office, storage and is air-conditioned and tiled.
- The stylish bathroom offers a bath/shower combination with modern vanity and finishes.
- Fully enclosed lower level with garage roller door, with laundry and access door to the rear yard.
- Front stairs with balcony overlooking the surrounding suburb and a second rear stair allow access into the rear yard.
- 6f fencing to the rear yard, grass area for the kids and pets, and double side gate access.
- Minutes to Townsville CBD, Country Bank Stadium, Fairfield Shopping Centre and so much more.
- Local primary and secondary schools within walking distance or short drive to private schools.

### Disclaimer:

The property is part of a body corporate, comprising of two properties to include 1/97 Eleventh Avenue and 2/97 Eleventh Avenue. Annual body corporate fees cover the insurance for the common area, totalling \$1456.66 per annum for 1/97 Eleventh Avenue portion.