



**PRICE GUIDE:** Mid \$400's

Area: 4117 m2

## Opportunity knocks with blank canvas on acreage

Built 1996 by the original owner, this lowset generously sized two bedroom, built on a corner allotment with dual street access, offers a blank canvass for the new buyer.

Set on one acre allotment, with an open plan living to the living and dining area, functional kitchen, it's large internal area creates an opportunity for this home to be easily made into a three bedroom home.

With rare additions such as one bedroom demountable which serves as granny flat, a small shed and an clear back yard with room for additional improvements such as shed or pool, it's fair to say that a rare find in the current rural residential market in Townsville.

### THE PROPERTY

- Two bedrooms with room for another
- Large open plan floorspace
- Shed with added bays either side for under



**Shelly Lynham**  
0414 250 166

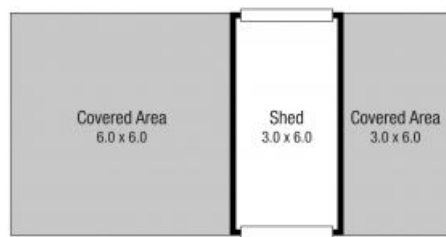


**Graham Lynham**  
0447 250 222

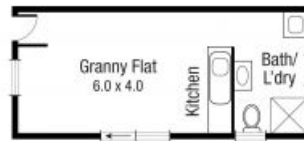


**OFFICE**

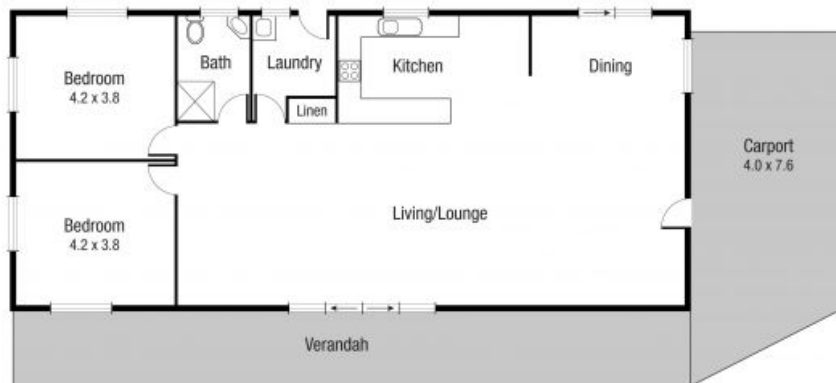
37Thuringowa Drive, Kirwan  
**07 4723 3222**



(Not In Position)



(Not In Position)



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

TOTAL AREA : 200.2 sq.m

36 Anita Ave, Yabulu