



FOR SALE

COUNTRY LIVING

This property spans 8,095m² on the northern side of Townsville, offering space, comfort, and excellent lifestyle potential. The solid three-bedroom brick home features a large sleepout, along with extensive covered concrete areas at both the front and rear—ideal for outdoor living and entertaining.

The property includes a four-bay open carport and a large lockable shed/workshop with a concrete floor, providing ample storage and workspace. There is plenty of room to move, making it perfect for families, hobbyists, or those seeking extra space.

Situated in a quiet neighbourhood, the home is just minutes from schools, daycare centres, shops, and other essential services, combining convenience with peaceful living.

The property is equipped with a bore and licence, supplying good-quality water, and features irrigation lines servicing the front half of the block.

A standout feature is the established orchard, which includes:

- 7 mango trees (all different varieties)
- 3 varieties of lychee
- 4 varieties of banana
- 2 avocado trees
- A selection of citrus trees
- Mulberries and a cocoa tree to name a few

Most of these trees are already producing, offering a fantastic opportunity for homegrown fruit year-round.

Opportunities like this are rare, with blocks of this size in high demand.

Offers over \$745,000
Call Susanne now for a viewing

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not

3 BED | 1 BATH | 2 CAR

PRICE:
Offers above \$745,000

OPEN FOR INSPECTION:
N/A



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UC1: 4.9m x 7.6m

SLEEPOUT: 4.4 x 6.2

ST ROOM: 2.8 x 1.3

LOUNGE: 3.9 x 4.4

KITCHEN: 6.5 x 3.0

BENCHES: 0.6W x 0.9H

BATH: 2.4 x 3.0

TOILET: 1.7 x 0.9

B1: 3.4 x 4.0 PLUS BUILT INS

B2: 3.4 x 3.0

B3: 3.5 x 2.9

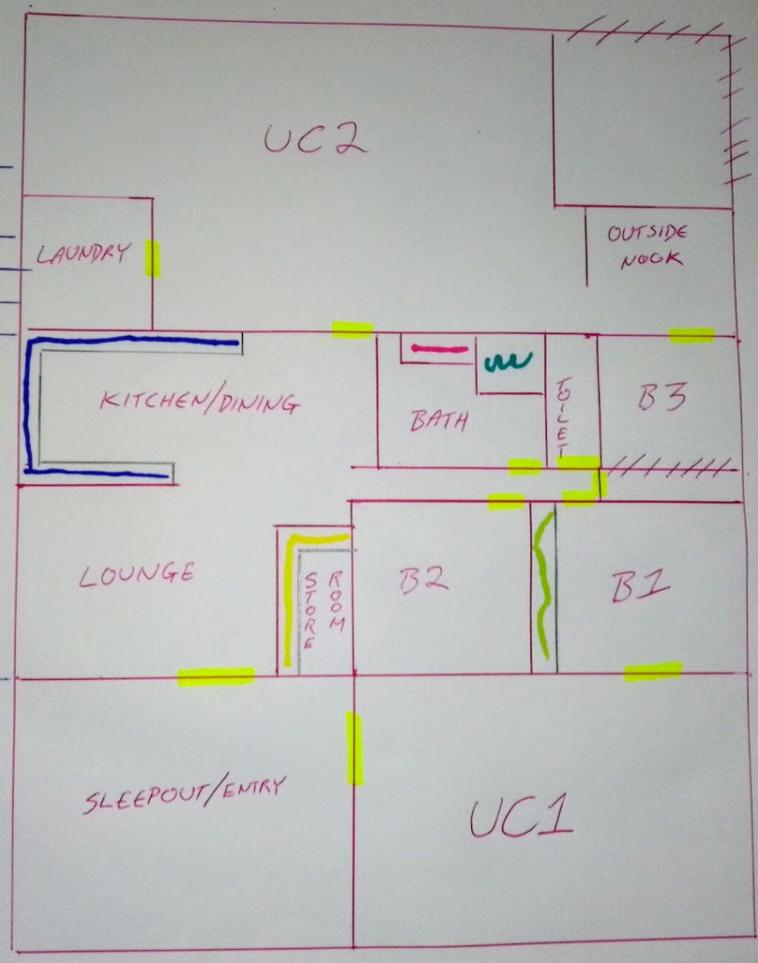
NOOK: 3.0 x 2.3

LAUNDRY: 2.0 x 2.0

UC2: 10.8 x 6.4

####: MISTAKE

█ DOORWAY



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.