



5 Elizabeth Street, Aitkenvale

## Dual Living | Location | Character

Positioned in a fantastic central location, this character home presents an outstanding opportunity for families, couples, or investors. Within walking distance to Ross River and Stocklands, and close proximity to the Townsville University Hospital and Lavarack Barracks, convenience is at your doorstep. Set on a generous parcel of land, this property combines lifestyle, space, and future potential in one appealing package.

### Property Highlights:

- Solid 3-bedroom character home in a highly sought-after central location
- Built in ground level with kitchenette, living area and bathroom
- Three spacious bedrooms filled with natural light, additional room on lower level
- Dual living areas offering flexibility for families or entertaining
- Large walk-in shower for practical, modern living
- Beautiful polished timber floors
- Fully fenced
- Single carport
- Expansive 1,012m<sup>2</sup> block with potential for development (STCA)

3 2 2

### FOR SALE

Please Call

### AGENTS

Alex Payne  
0409 328 153  
alex@ljhookerpropertyplus.com

### AGENCY

LJ Hooker Atherton  
(07) 4091 3144

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



Walking distance to Ross River and Stockland Shopping Centre  
Approx. 2-minute drive to Townsville University Hospital  
Approx. 10-minute drive to Lavarack Barracks  
Whether you're looking to move in, invest, or explore future development potential, this property offers exceptional value in a prime position. Don't miss your chance to secure a versatile home in one of Townsville's most convenient locations. Contact exclusive marketing agent Alex Payne from LJ Hooker today.

The information provided in this advertisement has been supplied by the owner. While every effort has been made to ensure its accuracy, interested parties should conduct their own independent enquiries and due diligence to verify the information.

## MORE DETAILS

Property ID	SKTF1S
Property Type	House
Land Area	1012 m2
Including	Air Conditioning Floorboards

**Alex Payne 0409 328 153**

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