



58C Alligator Creek Road, Alligator Creek

3 1 8

OWNERS COMMITTED ELSEWHERE...ALL OFFERS CONSIDERED

FOR SALE
Offers over \$700,000 NEW PRICE

AGENTS
Suzanne Coverlid
0439 032 210
suzanne.coverlid@ljhooker.com.au

AGENCY
LJ Hooker Townsville
07 44262125

Set on an expansive parcel just moments from pristine Bowling Green National park this exceptional lifestyle property delivers a rare fusion of space, functionality and income potential. Designed for those seeking privacy, versatility and a fully equipped setup, it offers an enviable retreat only a short drive from key amenities.

Property Highlights:

- Approx. 5,695m² of flat, usable land just 3km to Bowling Green National Park and swimming holes
- Comfortable three bedroom home with cathedral ceilings, full air-conditioning and a fabulous verandah
- Open plan living with seamless indoor-outdoor flow via glass sliders
- Fully tiled interiors for cool, low-maintenance living
- Extensive solar setup: approx. 1.5kW (house) + 4.2kW (shed) across dual-phase power
- Three generator switches, sub boards, and landline connectivity to house and shed
- Massive 18m x 7.5m powered shed with roller doors, lighting, fans

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



and its own solar system

- Complete roof restoration including reseal, re-screw and pressure clean completed February 2026
- Additional 10m x 7.5m freestanding carport plus total accommodation for up to 5 vehicles

Purpose-Built Infrastructure:

- 16 fully equipped kennels with covered runs, fans, lighting and dedicated zones
- Puppy yard plus multiple kennel configurations for flexible use
- Fully fenced front and rear yards with secure dog-proof boundaries
- Bore water plus town water servicing house and kennels

Outdoor Lifestyle Features:

- Inground pool (6m x 3m) with shade cover, new filter and robotic cleaners
- Established gardens with fruit trees including mango, lychee, lemon and more
- Veggie garden, chook yard with run, and private landscaped frontage
- Circular driveway with all-weather access via bridge

Location Benefits:

- Approx. 25 minutes to Townsville CBD and The Strand
- Approx. 15 minutes to Fairfield Central Shopping Centre
- Close to hospitals, James Cook University, Lavarack Barracks, schools and local conveniences

Offering a unique blend of lifestyle, business opportunity and self-sufficiency, this meticulously equipped property is ready to move in and enjoy. Whether you're seeking space for animals, hobbies or simply a private escape, this is a rare opportunity to secure a truly versatile acreage in a highly desirable location.

MORE DETAILS

Property ID	49YHWK
Property Type	House
Land Area	5695 m2

Suzanne Coverlid 0439 032 210

Sales & Marketing Consultant | suzanne.coverlid@ljhooker.com.au

LJ Hooker Townsville 07 44262125

Shop 18/39 Eyre Street, NORTH WARD QLD 4810
townsville.ljhooker.com.au | townsville@ljhooker.com.au

