

Condon, 10 Gouldian Avenue

2045m2 Block of land - Prime Development Block or The perfect retreat for those seeking space

Well, the possibilities are endless, but here are a few:

Possibility 1: For First Home Buyers - Your Dream Starts Here!

Imagine waking up every day in a home where possibilities are endless, nestled in the peaceful suburb of Condon. Welcome to 10 Gouldian Avenue, a delightful 2-bedroom sanctuary, ready to embrace its new owners. Whether you're a first-time homebuyer or someone seeking a humble abode with the space to explore the endless building opportunities open to you, then let your imagination run wild.

Set on a massive 2045 sqm block, this property offers plenty of room to stretch out, relax, and create your dream outdoor space. The large block provides endless opportunities for gardening, entertaining, or simply enjoying the beauty of nature right at your doorstep.



Disclaimer: 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.



For Sale
Offers over \$499,000

View
ljhooker.com.au/3RKHWK

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LJ Hooker Townsville
07 44262125

Key Features to Love:

Two spacious bedrooms.

A well-appointed bathroom designed for everyday convenience.

A separate toilet for added ease and privacy.

Two sheltered carport spaces and four additional open spaces for guests and family.

87 sqm of living space, just waiting for you to add your own flair.

But that's not all - with such a large block, this property holds exciting future potential.

Whether you want room to grow, construt the forever home, build a custom shed or even add a pool, 10 Gouldian Avenue offers space for it all. Ready for you to move in, settle down, and make it your own.

Possibility 2: For Investors & Developers - Endless Potential Awaits!

Developers, this is an opportunity you won't want to miss. Imagine securing one of the most sought-after parcels of land in the heart of Townsville's expanding market. 10 Gouldian Avenue, Condon, is waiting to be reimaged into a thriving development that's in high demand.

Boasting a massive 2045 sqm of land, this property already comes with a recently renovated 2-bedroom home that could serve as a rental investment while you plan your next move or a caretaker residence for a multi-unit development (subject to rezoning and council approval) . Located just moments from the popular Willows shopping centre and Riverway Lagoons, this block offers everything you need for a successful development project.

Zoned for single use, but with the potential for rezoning (subject to council approval), you could turn this prime location into a multi-unit development site, ideal for those looking to capitalize on Townsville's fast-growing population.

Property Highlights:

Massive 2045 sqm block in a highly sought-after location.

Recently renovated 2-bedroom home to either move in or rent out while you develop.

Potential for multi-unit development (STCA), making it the perfect opportunity for developers.

Close proximity to major amenities, schools, parks, and public transport.

This is your chance to get in on the ground floor of an exciting development. With plenty of space, strategic location, and room for growth, this is an investor's dream.

Schedule a viewing today - and get ready to step into your future!



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More About this Property

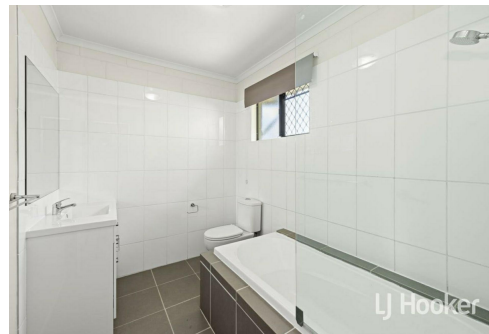
Property ID	3RKHWK
Property Type	House
House Size	87 m2
Land Area	2045 m2
Including	Toilets (1)

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