







508 Ross River Road, Cranbrook

A HOME WITH CHARACTER. A FUTURE WITH POSSIBILITIES.

Some properties offer more than one way to imagine your future. At 508 Ross River Road, you might picture a beautiful home with timber floors and a big yard. Or you might see the potential to bring your business plans to life, subject to council approval.

Previously used as a doctor's surgery, this property is ready for its next chapter. Set on a generous 924m² block with four bedrooms, a separate study, two toilets and concrete parking for five cars, it brings together the space of a family home with possibilities worth exploring.

Step inside and the beautiful timber floors immediately give the home warmth and character. Freshly repainted interiors provide a clean canvas for your furniture, artwork and personal touches. You can imagine settling in and making each room your own, with the natural beauty of the timber tying it all together.

A brand new roof and gutters have just been installed too. These are significant improvements that may not be the first things you notice when walking through a home, but they are certainly things you appreciate knowing have been done.

4 1 6

FOR SALE
569,000

VIEW
Wed 4th Nov @ 4:30PM - 5:30PM

AGENTS
Bruce Slack-Smith
0412 379 489
bruce.slack-smith@ljhooker.com.au

AGENCY
LJ Hooker Townsville
07 44262125

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

For a family, the four bedrooms offer room to spread out. The separate study means working from home does not have to take over the dining table or cost you a bedroom. It could just as easily become a quiet place for homework, reading or a hobby you have never quite had the space for. Two toilets add another practical touch to everyday living.

Then there is the land.

At 924m², this is a block that gives you room to think beyond the walls of the home. Picture a garden taking shape, space for the kids to play or an outdoor setting where family and friends gather on the weekend. Whether you have grand plans or simply appreciate a generous yard, there is real appeal in having this much space to work with.

The concrete parking for five cars is another welcome feature. For a household with several vehicles or regular visitors, it is a practical advantage that is already in place.

For those looking at the property through a business lens, its history as a doctor's surgery adds another dimension. The room configuration, separate study, two toilets and existing parking may provide a useful starting point for exploring a future commercial use. Any proposed business or commercial use would be subject to council approval, giving buyers the opportunity to investigate what could suit their plans.

Perhaps its next chapter is simply as a home. A place where the timber floors become the backdrop to family life and the big backyard becomes somewhere to make memories.

Perhaps you see a different opportunity.

Either way, 508 Ross River Road offers character, substantial recent improvements and the space to consider what comes next.

Contact us today to arrange your inspection and explore the possibilities.











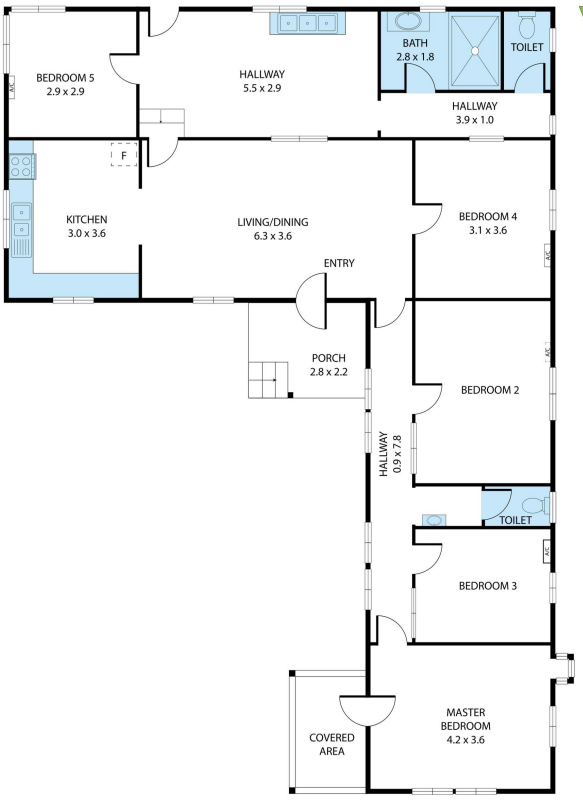
MORE DETAILS

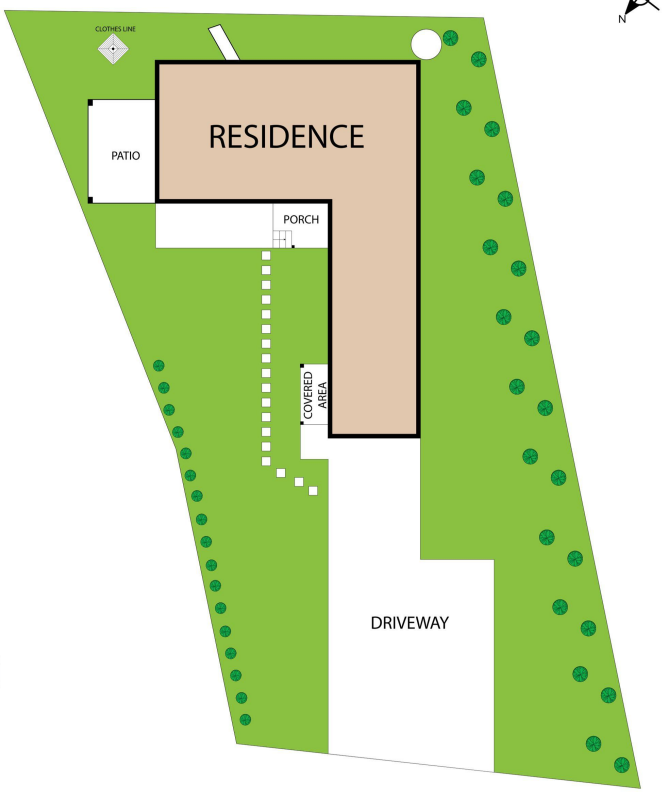
Property ID	4DNHWK
Property Type	House
Land Area	925 m2
Including	Air Conditioning
	Toilets (2)
	Floorboards

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508 Ross River Road, Cranbrook QLD 4814

TOTAL APPROX. FLOOR AREA 133 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

LIVING	:	127 SQ.M
PORCH	:	6 SQ.M
TOTAL	:	133 SQ.M

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LJ Hooker