

## Douglas, 21/319 Angus Smith Drive

SOLD by Clint Wallis!!!

21/319 Angus Smith Drive is a flawless two-bedroom, one-bathroom haven, located within a meticulously cared-for complex in the coveted Douglas neighbourhood of Townsville.

Step into a world of contemporary elegance with large 600mm modern tiles that not only elevate the home's aesthetic but also offer easy maintenance.

Flooded with natural light, the expansive living area provides the perfect backdrop for relaxation or entertainment, blending comfort and sophistication seamlessly.

At the core of this residence lies a designer kitchen, outfitted with top-of-the-line appliances, gunmetal grey 2-pack cabinetry, and luxurious stone benchtops-



**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**

\$275,000

**View**

[ljhooker.com.au/2VVHWK](http://ljhooker.com.au/2VVHWK)

**Contact**

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**LJ Hooker Townsville**  
**07 44262125**

symbolizing both function and flair.

Indulge in tranquility with two roomy bedrooms, masterfully designed for optimal comfort and solitude.

Noise is a non-issue, thanks to specially engineered windows and doors that insulate you from the hustle and bustle outside, making each room an oasis of peace.

Elevate your self-care routine in the high-end bathroom featuring top-quality fittings and a streamlined design that exudes modern sophistication.

Step outside to discover your own slice of paradise—an impressively landscaped, sprawling courtyard.

This private sanctuary is ideal for entertaining or for savoring moments of solitude.

The adjoining patio area effortlessly extends your living space, inviting alfresco dining in a serene setting.

Your security is our priority. Unique access codes ensure restricted entry, making the complex exceptionally safe.

To add to the lifestyle offerings, immerse yourself in a uniquely designed pool area, a perfect haven for laid-back afternoons or rejuvenating weekends.

Vehicle safety is guaranteed with a spacious, secure parking space that also includes the added perk of extra storage—something rarely offered but immensely practical.

Location-wise, you're just minutes away from top-tier local amenities including a popular tavern, rowing club, and a variety of shops.

Additionally, the proximity to major employment hubs like James Cook University, The Townsville Hospital, and the Army base make this property an unparalleled rental choice.

In summary, this home is a masterpiece of modern luxury, safety, and convenience, situated in a prime location.

Don't let this exceptional opportunity pass you by. Schedule your inspection today!

Rates: Approximately - \$3,371.80 p/a

Body Corp: Approximately - \$4,200 p/a

Disclaimer: While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.



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## More About this Property

**Property ID** 2VVHWK

**Property Type** Unit

**Land Area** 120 m<sup>2</sup>

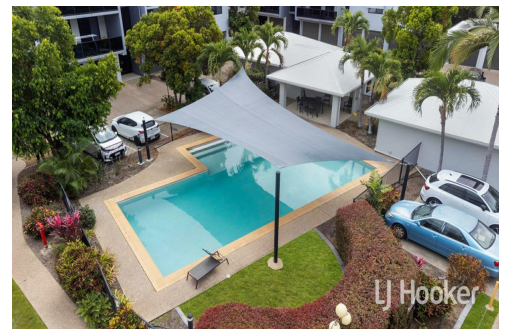
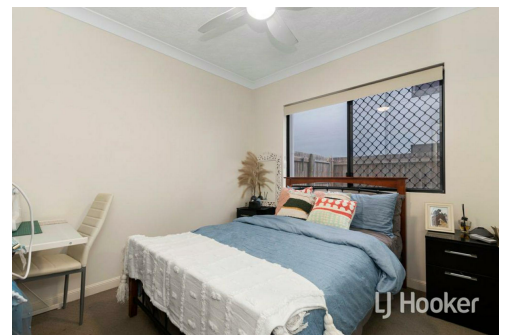
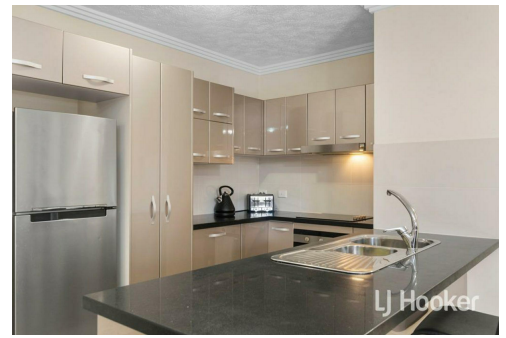
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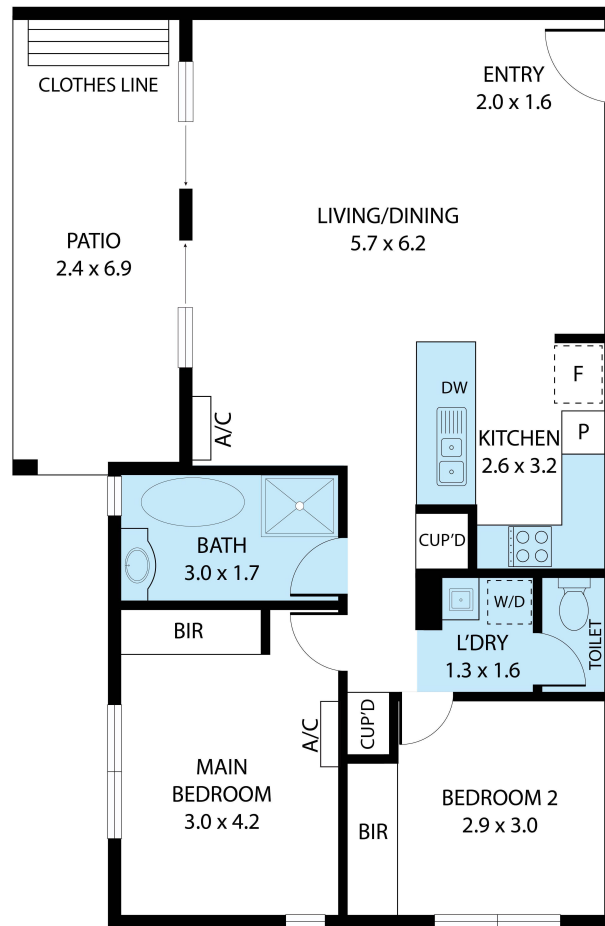
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21/319 Angus Smith Drive, Douglas 4814  
TOTAL APPROX. FLOOR AREA 93 SQ.M

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 | : | 73 SQ.M |
| ENTRY  | : | 5 SQ.M  |
| PATIO  | : | 15 SQ.M |
| TOTAL  | : | 93 SQ.M |