

1 Seventh Street, Railway Estate

## Inner-City Living with Dual Dwelling Potential

This property presents an exceptional investment opportunity, combining flexibility, space, and prime location. Here's a breakdown of its key features:

Prime location in Railway Estate, Townsville

- Two titles, offering potential for further development
- Tenanted until August 24, 2026, at \$580 per week

Main Features




- Spacious Home
- Large family-friendly layout with three oversized rooms
- High ceilings and beautiful timber finishes that evoke nostalgia
- Split-system air conditioning for comfort

Flexible Living

- Potential for dual living or investment opportunities without relocating
- Kitchen and dining zone at the rear, with external stairs for separate access

Downstairs Workspace

- Versatile area ideal for tradespeople or as a family rumpus room

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**FOR SALE**

Offers Over \$799,000

**VIEW**

By Appointment

**AGENTS**

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**AGENCY**

LJ Hooker Townsville  
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 **LJ Hooker**

- Ample storage options, customizable to suit various needs

#### Outdoor Space

- Generous front and rear yard, perfectly level for gardening
- Potential for a pool or work shed
- Side access gates for convenience

This property's location is a significant highlight, offering convenient access to various attractions in Townsville. Here's a closer look at what's nearby:

#### Nearby Attractions

- Cowboys NRL Football Stadium
- Townsville V8 Supercars
- Just a short walk away, perfect for sports enthusiasts.
- Enjoy live NRL games and community events throughout the season.
- Townsville Casino:
- Also within walking distance, providing entertainment options from gaming to dining.
- Great for those looking to enjoy a night out or special events.
- Magnetic Island:
- Accessible via a short ferry ride from the nearby terminal.
- Offers beautiful beaches, hiking trails, and opportunities for outdoor activities like snorkeling and kayaking.

#### Lifestyle Benefits

- Convenience: Living so close to these attractions means you can easily enjoy the vibrant local culture without needing to travel far.
- Community Engagement: Frequent events and activities at the stadium and casino foster a sense of community.

#### Recreation

- Proximity to outdoor adventures on Magnetic Island adds a layer of leisure options, ideal for families and active individuals.

The combination of a spacious family home with such a vibrant setting creates a unique lifestyle opportunity. If you'd like to know more about the property or its surroundings, feel free to ask

#### Investment Potential

- The property's dual titles and flexible layout mean it can cater to a variety of living arrangements or investment strategies.
- Ideal for families looking for a home with room to grow or investors seeking a property that can appreciate over time.

This family homestead not only provides a comfortable living environment but also serves as a sound investment for the future. If you're interested in exploring this opportunity further or scheduling a viewing, Shane Lindo is available at 0438 418 474.

## MORE DETAILS

Property ID 49WHWK  
Property Type House  
House Size 287 m2  
Land Area 810 m2  
Including Ensuite  
Study  
Air Conditioning  
Toilets (2)  
Dishwasher  
Floorboards  
Workshop  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Solar Panels

**Shane Lindo 0438 418 474**

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