



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

3 2 1

FOR SALE
\$770,000 - \$820,000

VIEW
By Appointment

AGENTS
Shane Lindo
0438 418 474
shane.lindo@ljhooker.com.au

AGENCY
LJ Hooker Townsville
07 44262125

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.



- 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

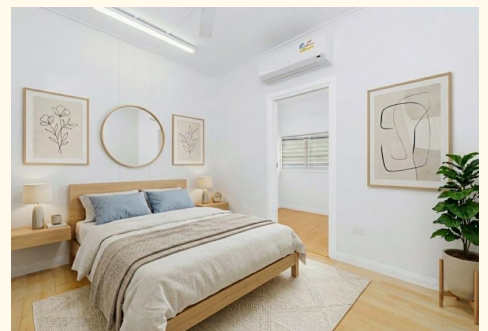
Property ID	49WHWK
Property Type	House
House Size	287 m2
Land Area	810 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (2)
	Dishwasher
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels

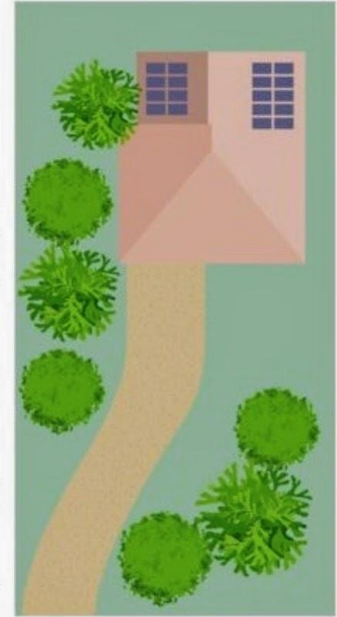
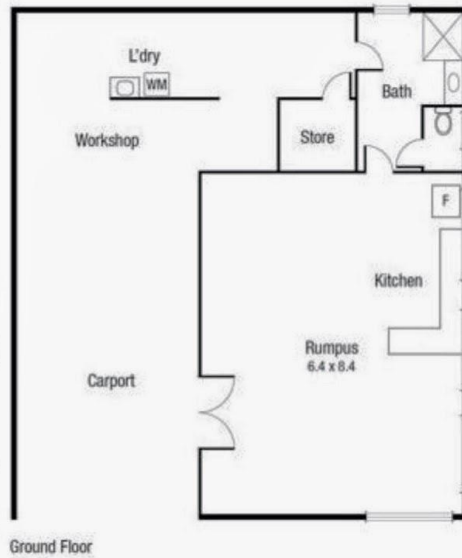
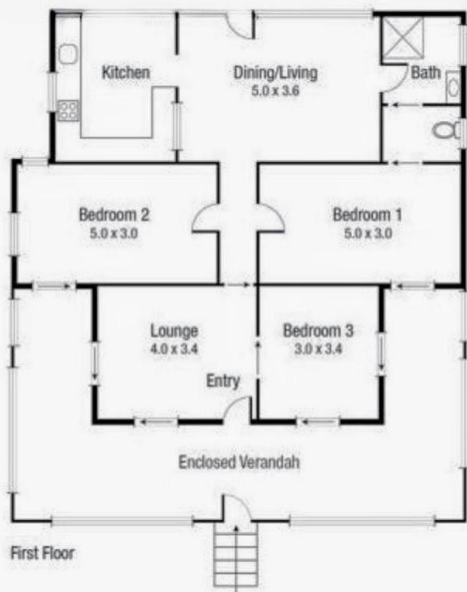
Shane Lindo 0438 418 474

Sales Agent | shane.lindo@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





Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

TOTAL AREA : 287.3 sq.m

1 Seventh St, Railway Estate