







17 Althaus Parade, Yabulu

The Ultimate Acreage Lifestyle Meets Commercial Capability

If you've been looking for an acreage property that works as hard as you do, while providing a sanctuary for the whole family, this is the rural lifestyle property for you.

Step inside a stunning, fully renovated home where the hard work has already been done. It's fresh, contemporary, and ready for you to move straight in. But the real magic happens when you step outside. Set on an expansive 6,000sqm allotment, this property is a rare find. For the business owners and collectors, we have a massive machinery shed. This isn't just storage. It's a high-clearance powerhouse designed to handle a serious home-based commercial business.

Need space for the teens or a private guest wing, the clever layout includes dedicated structuring for a teenage retreat or a quiet home office away from the main living areas which could be easily converted into a flat for the extended family or rent it out and bring in an additional income.

Entertaining is effortless here, enjoy the separate covered outdoor BBQ area, perfect for weekend gatherings, while you unwind in the

3 1 8

FOR SALE
Overs Offer $1,000,000

VIEW
Sun 8th Nov @ 10:30AM - 11:00AM

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.

LJ Hooker

existing spa. Enjoy the ambience of a tranquil garden bed water feature leading to its own pond. The grounds feature beautifully landscaped garden beds and loads of arable land-all fully fenced and secure.

The best part, you have all this space without sacrificing convenience. You are just 8 minutes from nearby beaches to cool off, and a short 30-minute drive connects you to the heart of the Townsville CBD. Whether it's catching a game at the Cowboys' stadium, a night out at the Casino, or heading to the airport and the Magnetic Island ferry for a getaway, everything including world-class restaurants is within easy reach.

- 3 phase power
- Processing room
- Large smoker and cool room
- Garden beds for growing own herbs veggies
- Multiple work from home options

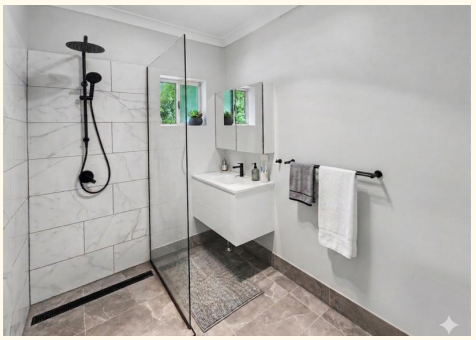
A must to inspect

With an abundance of storage and unlimited scope to extend and make it your own, 17 Althaus Parade is more than a home it's a future proof investment.

Contact me today to experience the scale for yourself.











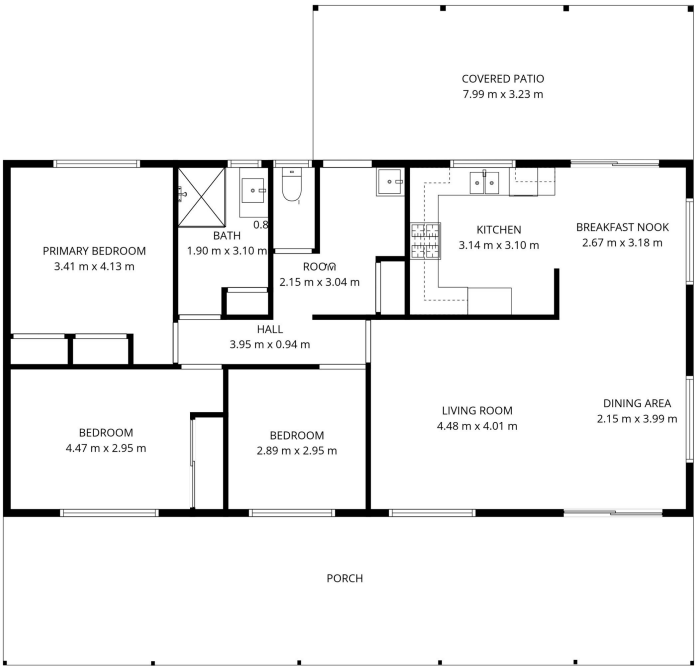
MORE DETAILS

Property ID	4AJHWK
Property Type	AcreageSemi-rural
House Size	842 m2
Land Area	6600 m2
Including	Study
	Air Conditioning
	Alarm
	Spa
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels
	Rural property
	Lifestyle Property Retirement Benefits

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

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.



1st floor

TOTAL: 102 m2
1st floor: 102 m2
EXCLUDED AREAS: PORCH: 45 m2, COVERED PATIO: 26 m2, WALLS: 7 m2

N

17 Althaus Parade, YABULU

3 1 8

LJ Hooker

Sizes and dimensions are approximate and should be used for reference only.
Actual measurements may vary slightly and should be verified on-site before making any decisions.

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.

LJ Hooker