



32 Althaus Parade, Yabulu

**SOLD.....**

Set on a generous 6,369m<sup>2</sup> (1.57 acres), this property offers an exceptional opportunity for those needing space, power, and workshop facilities all in one. Perfect for tradies, truckies, or anyone wanting a practical acreage lifestyle with serious infrastructure already in place.

Key Features:

- Three-phase power with power points throughout the property
- 12.8m x 15.2m powered shed with water connection and a secure lockable office
- Massive workshop/machinery shed measuring 14.6m long x 16.4m wide x 6m high - ideal for heavy equipment, trucks or large-scale projects
- Two shipping containers on site, both with power and water
- Electric gate & dog-proof fencing for security and peace of mind
- Gravel driveway designed for trucks and easy access
- Street lights installed so you can work or mow well into the evening
- Established fruit trees for a touch of self-sufficiency

The property also includes a three-bedroom home. While the house requires some renovation, it provides a base to update or rebuild to your taste. The current setup includes an outdoor kitchen with a wood

3 🏠 1 🚗 16 🚚

**FOR SALE**

Offers over \$660,000

**AGENTS**

Suzanne Coverlid

0439 032 210

suzanne.coverlid@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.



stove, stainless sinks, and gas cooking - perfect for entertaining or working with produce straight from the garden.

This property is all about function, space and opportunity. The workshop and sheds alone make it a rare find in Yabulu. Whether you're running machinery, need room for trucks, or want a base for your business, this acreage is ready to work as hard as you do.

OFFERS INVITED

## MORE DETAILS

Property ID	41HHWK
Property Type	House
Land Area	6369 m2

**Suzanne Coverlid 0439 032 210**

Sales & Marketing Consultant | [suzanne.coverlid@ljhooker.com.au](mailto:suzanne.coverlid@ljhooker.com.au)

**LJ Hooker Townsville 07 44262125**

Shop 18/39 Eyre Street, NORTH WARD QLD 4810  
[townsville.ljhooker.com.au](http://townsville.ljhooker.com.au) | [townsville@ljhooker.com.au](mailto: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 : 203.2 sq.m**

**32 Althaus Pde, Yabulu**