

135 Thuringowa Dr, Kirwan, QLD, 4817



House For Sale

Saturday, 30 November 2024

135 Thuringowa Dr, Kirwan, QLD, 4817

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Vacant Possession Residence With Professional Office Zoning Potential

And we are selling....with vacant possession and the potential for a material change of use to commercial office space (subject to council approval). This property offers a very unique opportunity to the widest possible audience of prospective purchasers.

The offering is neighboured on two sides by properties zoned for professional office space which have always been well tenanted and very sort after due to the location and traffic exposure.

Given the land size of 783m² the property offer ample opportunity for car parking with 4.5m wide access to one of the property and approximately 370m² of fenced back yard that could easily be turned into concrete hardstand and ample car parking.

Located only minutes from some of Townsvilles best primary and secondary schools, only a short walk to Coles and Woolworths and approximately 100 metres walk to the Kirwan Tavern.

With the current lands use as a residential dwelling and the unprecedented residential rental/owner occupier property shortage we have across Townsville the property will be well sort after by investors and buyers wanting to reside in the property immediately.

The air-conditioned living area is open-plan and spacious, and 2 of the 3 bedrooms feature built-in wardrobes and all are air-conditioned. The large well-lit, kitchen offers an abundance of storage and bench space and comes equipped with freestanding upright stove and oven. The well-maintained bathroom offers a large modern-style shower, and the convenience of a separate toilet and Internal laundry the is also a rumpus room and signal car garage.

The property is being sold by Public Auction if not prior. The Auction will be held on site at the property at 11:00am on Saturday 21st of December with registration available on the day or via email.

For more information, to get a copy of the contract of sale or to organise a private inspection please contact Craig or Hannah today, you'll be glad you did.