

# Harcourts Kingsberry



## 47 Tyrrell Street GULLIVER QLD

4 2 2

Rich with charisma and street appeal, this delightful character home occupies a premier corner position in a peaceful Gulliver street.

The private timber decked courtyard offers a lovely opening to 47 Tyrrell Street.

Set majestically on an 801m2 corner block, fully fenced for privacy with established gardens surrounding this family home.

The home has been raised during its lifetime, enabling the central living and dining to be positioned downstairs resulting in an open plan and spacious area, with striking high ceilings and French doors opening to a front recreation area.

The kitchen is neat and tidy with an electric cooktop,

**Price** : \$ 385,000

**View** : <https://www.kingsberry.com.au/sale/qld/townsville-e-district/gulliver/residential/house/4316029>



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PHASE 2 RESUBMIT EXISTING HOUSE  
47 TURRELL STREET  
GULLIVER - TOWNHALL

PROPOSED FLOOR PLANS

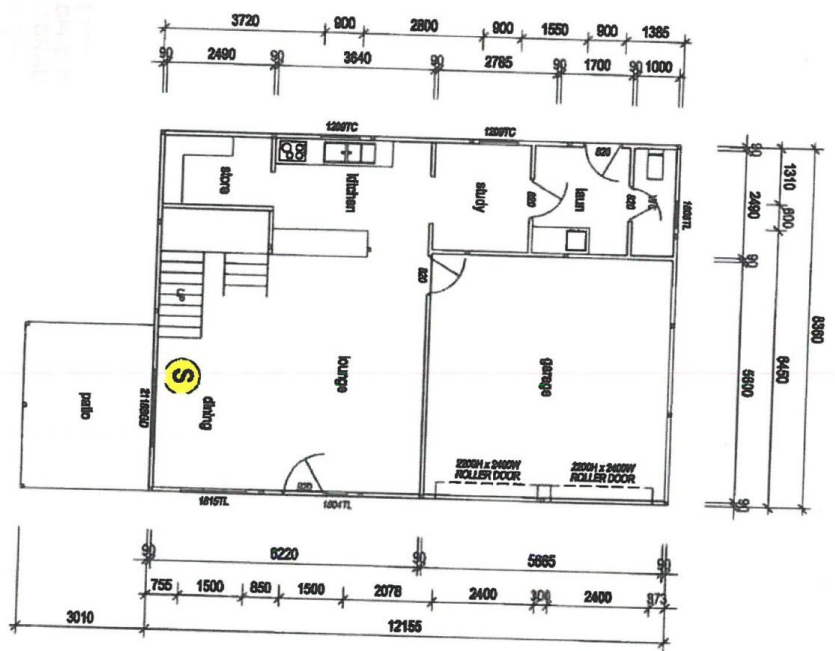
DO NOT SCALE

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### PROPOSED GROUND FLOOR PLAN

SCALE 1:100

FLOOR AREAS	
GROUND FLOOR LIVING:	66.2 sqm
FIRST FLOOR LIVING:	94.8 sqm
PATIO:	11.6 sqm
DECK:	11.6 sqm
GARAGE:	31.7 sqm
TOTAL AREA:	217.9 sqm
SITE COVER (97%):	N/A



### PROPOSED FIRST FLOOR PLAN

SCALE 1:100

