

# Harcourts Kingsberry



31A Nelson Street SOUTH TOWNVILLE QLD

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Situated in the most desired of City suburbs; South Townsville, the indicators suggest your investment will be a smart move. Located in South Townsville's iconic "best Street", tree-lined Nelson Street, is in the restaurant precinct; a mere 10-minute walk to Townsville's finest cafes and the new head office of Adani Mines. A further 15-minute walk will incorporate the City centre, Strand precinct and new Super Stadium; home of NQ Cowboys. On offer is virtually a new home that qualifies for the \$20,000 Queensland First Home Owner's Grant. Depreciation on your investment is enticing with new wiring, plumbing, roof, kitchen, bathrooms and floorcoverings. Corporate rental is a great option with a high demand for fully self-contained homes with expected return of \$700 - \$750 per week. There is no other home in South Townsville with the elevated street presence offering views to Castle Hill & year round sea breezes.

**Price** : \$ 535,000  
**Land Size** : 546 sqm  
**View** : <https://www.kingsberry.com.au/sale/qld/townsville-district/south-townsville/residential/home/4326682>



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**NOTE: CIVIL ENGINEER REQUIRED TO CHECK LEVELS OF GARAGE AND DRAINAGE TO KERN TO INSURE FALL AND DRAINAGE MEET REQUIREMENTS. TO BE DONE PRIOR TO CONSTRUCTION**

**NOTE:**  
 - REFER TO ENGINEERS DRAWINGS FOR ALL DEMOLITION NOTES & METHODS OF CONSTRUCTION.  
 - ENGINEER TO INSPECT ALL CUTS & RETAINING AND ALL EXISTING STRUCTURAL ELEMENTS PRIOR TO INSTALLATION OF NEW WORKS TO ENSURE ALL STRUCTURAL INTEGRITY.

