

# Harcourts Kingsberry



## 256 Hugh Street Gulliver QLD

2 1 2

CURRENTLY LEASED UNTIL MARCH 2025 AND ACHIEVING \$320 PER WEEK. WE CANNOT OFFER VACANT POSSESSION ON THIS PROPERTY.

Well situated and set on an 809m<sup>2</sup> block this lowset cottage style home offers a well-balanced combination of old and new featuring internal tongue & groove walls and casement windows nicely matched with modern vinyl planking and a number of modern updates. This solid home has charm and character and offers a practical layout with an excellent use of space.

The space to the front on the home can be utilised as a sitting room or office. From this point step into the central living area which accesses all points of the home- 2 light filled bedrooms, spacious kitchen, and modern bathroom. Outside offers a double carport with direct access to the home and a covered outdoor area overlooking the generous yard.

**Price** : \$ 400,000  
**Land Size** : 809 sqm  
**View** : <https://www.kingsberry.com.au/sale/qld/townsville-district/gulliver/residential/house/8096886>



Sibby Di Bartolo  
07 4772 2022  
0417 606 157  
[sibby.dibartolo@tsvharcourts.com.au](mailto:sibby.dibartolo@tsvharcourts.com.au)