



#### 44-46 Caroline Street AITKENVALE QLD

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This prime land parcel of 2026sqm with salvageable meandering Queenslander has never looked so appealing to the developer, Mum and Dad investor, or those wishing to build on a lifestyle block.

This is a once in a blue moon opportunity with so many options including close proximity to the Aitkenvale Major Centre Precinct, walking distance to Ross River, Bikeways and Parklands, and only a 5-10 minute drive to James Cook University, Hospital, and Lavarack Barracks.

This estate needs to be settled. Act now and secure your future.

#### Features:

- Large 2026sqm allotment (approx. half an acre)
- Exciting development opportunity
- Fantastic location in the heart of Aitkenvale
- Close to Stocklands Shopping Centre
- Higher density residential development opportunity
- Possible building height up to 5 storeys
- Possible Student and Visitor Accommodation
- Close proximity to the Aitkenvale Major Centre Precinct

**Price** : \$ 435,000  
**Land Size** : 2026 sqm  
**View** : <https://www.kingsberry.com.au/sale/qld/townsville-district/aitkenvale/residential/house/4326464>



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