



## 40 Cook Street NORTH WARD QLD

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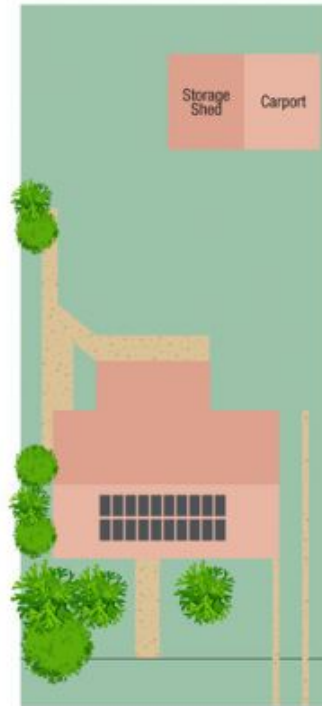
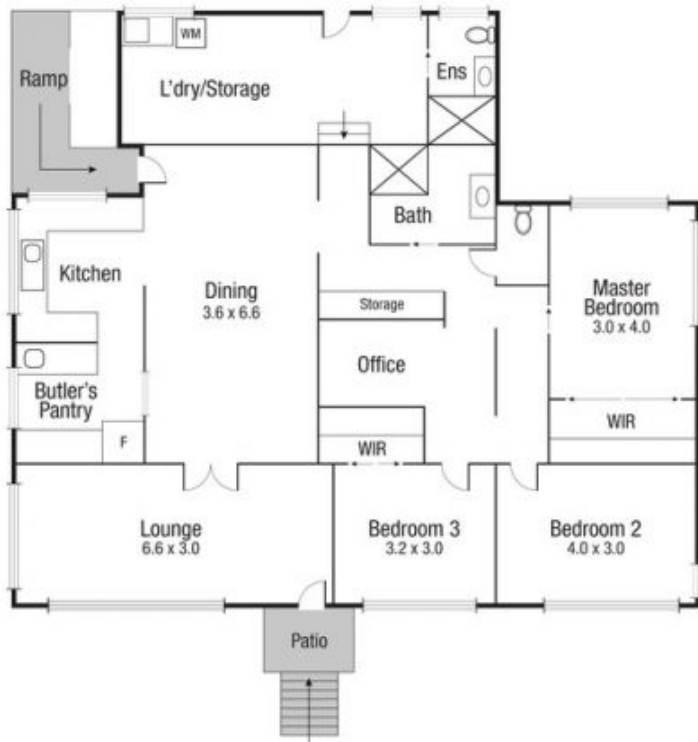
This tastefully renovated lowset Queenslander style home is the epitome of class, style and practicality. Sitting pretty at the front of the 860sqm block, just a short stroll from The Strand, there are plenty of options for the discerning buyer to use this great property as their home, investment property or make the most of the big block by subdividing. Development Approval for subdivision has been received from the Townsville City Council and plans are available on site or on request.

On entering the property, you will appreciate the modern, open plan design, sunlight and ocean breezes which flow throughout the home. The practical and well-appointed kitchen boasts electric and gas appliances, plenty of storage and a fantastic butlers pantry with double sink and dishwasher. Two of the three generous bedrooms have walk in wardrobes and the third bedroom has built ins. There is an abundance of storage and each bedroom has large windows. The two bathrooms have been stylishly renovated with the main bathroom being wheelchair friendly. Centrally located within the home is a home office which is a quiet space to study, read or simply catch up on the day's news.

**View :** <https://www.kingsberry.com.au/sale/qld/townsville-district/north-ward/residential/house/4437079>



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

**TOTAL : 156.5 sq.m**

**40 Cook**