



### 19 Pelican Avenue Condon QLD

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**DISCLAIMER:** Please be advised that the property is offered for sale in its current condition "As is, how is, where is". There is an identified roof leak, and a professional quote for the necessary repairs is available upon request. We have also conducted a building and pest inspection and will provide reports upon request. All Buyers interested should take this into consideration prior to presenting an offer and conduct their on due diligence where necessary.

Perfectly positioned in a quiet, friendly street, 19 Pelican Avenue offers a highset home that blends comfort, versatility, and modern updates. Set on a fully fenced 607m<sup>2</sup> block, this property is ideal for families, multi-generational households, or anyone seeking a spacious and well-configured residence in a sought-after location.

Upstairs, timber floors and natural light create a warm and welcoming atmosphere. The living and dining area flows seamlessly into a well-equipped kitchen, offering ample bench space and cabinetry. All three bedrooms are positioned for privacy and comfort, serviced by a tastefully renovated bathroom with clean lines and contemporary

**Price** : \$ 482,000  
**Land Size** : 607 sqm  
**View** : <https://www.kingsberry.com.au/sale/qld/townsville-district/condon/residential/house/8397581>



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**TOTAL: 189 m2**  
 FLOOR 1: 94 m2, FLOOR 2: 95 m2  
 EXCLUDED AREAS: SHADECLOTH CARPORT: 24 m2, GARAGE: 16 m2, STORAGE/WORKSHOP: 18 m2,  
 COVERED PATIO: 24 m2, COVERED DECK: 13 m2, VERANDAH: 5 m2  
 WALLS: 18 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.