

### 17/1-7 Gregory Street North Ward QLD

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Discover your ideal investment in this beautifully positioned apartment at Element on Gregory. Located at the front of the complex this residence offers the rare convenience of direct access from Gregory Street to your private front balcony and entry- perfect for both ease of living and welcoming guests.

Inside, the apartment opens to a spacious, light-filled living and dining area, finished with neutral-toned tiles that create a cool and contemporary feel. The open-plan design flows seamlessly to a generous balcony, enhancing the sense of space and comfort.

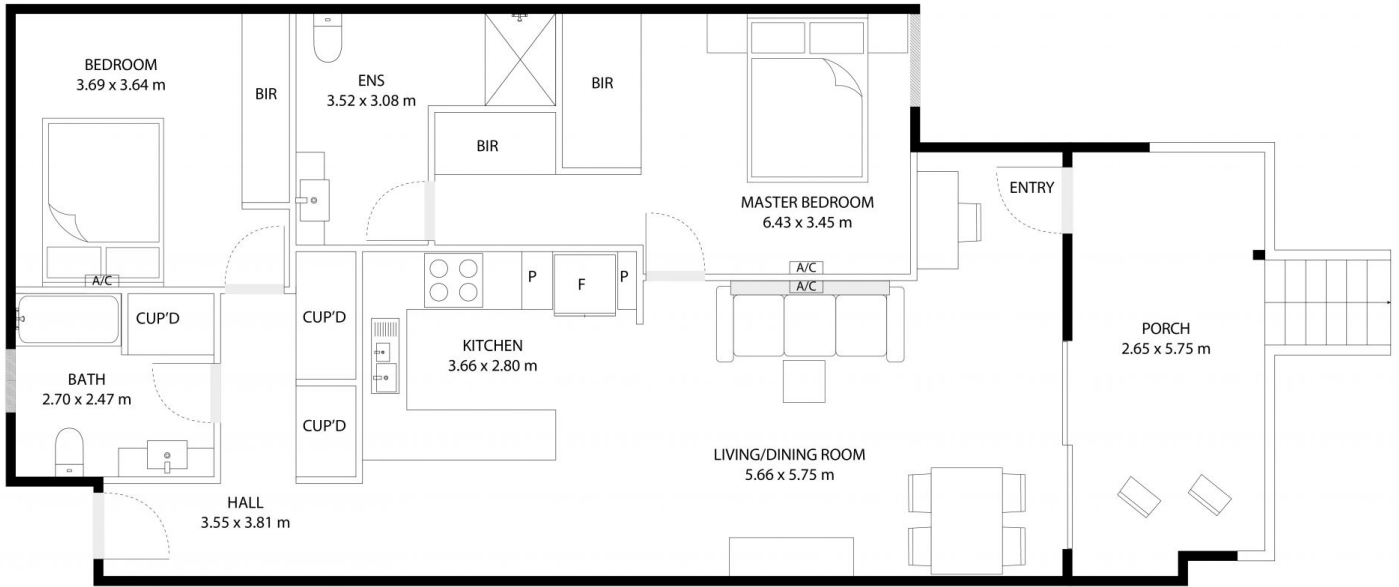
At the heart of the home is a well-appointed gourmet kitchen, featuring stone benchtops, ample storage, and quality appliances.

The property includes two generously sized, carpeted bedrooms with built-in wardrobes and air conditioning. The master bedroom boasts a private ensuite, while the second bedroom is conveniently located near the main bathroom. With full air conditioning, ceiling fans throughout, and an internal laundry, every detail has been considered for year-round comfort.

**Price** : OFFERS OVER \$639,000  
**Land Size** : 140 sqm  
**View** : <https://www.kingsberry.com.au/sale/qld/townsville-district/north-ward/residential/unit/8693747>



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TOTAL APPROX. FLOOR AREA 101 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.