



81 Ninth Avenue, RAILWAY ESTATE, QLD 4810

Exciting Dual-Dwelling Investment Gem - Opportunity in Prime Inner-City Location at 81 Ninth Avenue, Railway Estate

Dual-Dwelling Investment Gem in Railway Estate

Welcome to 81A & 81B Ninth Avenue, Railway Estate

Proudly presented by Stephen Lane of Elders Real Estate Townsville, this rare and versatile offering features two fully self-contained residences on one title, nestled in the heart of the highly sought-after Railway Estate.

Set on a generous 809m² allotment, this property presents an exceptional opportunity for savvy investors, extended families, or those seeking flexible dual occupancy with serious income potential.

Across the two dwellings, you'll find a combined total of 8 bedrooms, 3 bathrooms, 3 kitchens, and 4 car spaces. Each home is cleverly designed for versatility—originally configured as 4-bedroom homes, they can easily be adapted to 3 bedrooms plus a study, depending on your lifestyle needs.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P184745

SALE DETAILS

Offers Over \$1,200,000

CONTACT DETAILS

Stephen Lane
0488022067

Both residences feature:

- * Private entrances
- * Separate living areas and kitchens
- * Independent amenities
- * Spacious layouts ideal for multi-generational living, rental income, or Airbnb potential

Location Perks:

Enjoy the best of inner-city suburban living just minutes from Townsville CBD, The Strand, Queensland Country Bank Stadium, and top local schools.

Railway Estate continues to show strong rental demand and capital growth, making this a smart long-term investment.

Key Features:

- * Two separate dwellings on one title
- * Combined total of 8 bedrooms, 3 bathrooms, 3 kitchens, and 4 car spaces
- * Generous 809m² block
- * Ideal for dual living, investment, or short-term rental setup
- * Close to schools, stadium, cafes, and the CBD
- * High rental yield potential in a growth suburb

Rental Snapshot:

81B currently leased at \$600/week (recently on 12month)

81A recently vacated and advertised at \$550/week

Live in one and lease the other - or secure both for a strong dual-income stream

If you're looking to occupy one of the homes, now is the time to act before 81A is leased!

Contact Stephen Lane at Elders Real Estate Townsville today to arrange your private inspection or to discuss this outstanding opportunity.

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 809.00 square metres
- Bedrooms: 8
- Bathrooms: 3
- Car Parks: 4





