



40 Poinsettia Drive BOHLE PLAINS



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**Sold By Nathan Lynham 0427695162**

This modern and contemporary residence delivers an open plan design on a low maintenance 518sqm corner allotment with only one boundary neighbour. Set in the family-friendly suburb of Bohle Plains and only a short drive to local schools & shops, the generously sized home was built with a family in mind, and it is perfectly planned by the current owners to take advantage of corner allotment and capture the breezes.

#### THE PROPERTY

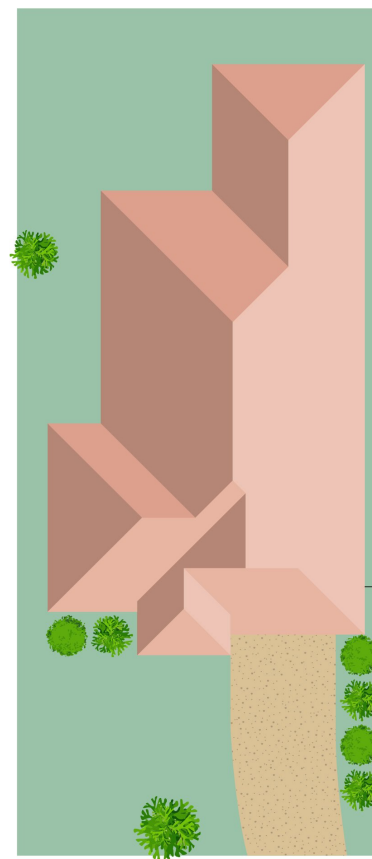
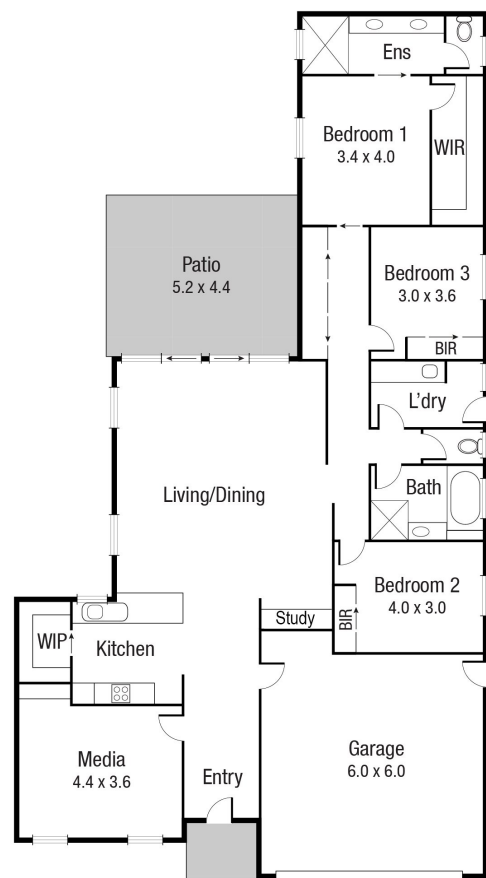
- Master bedroom with ensuite and walk-in wardrobe
- Two additional bedrooms with built-in mirrored wardrobes
- Enclosed study nook perfect for working from home
- Air-conditioning throughout
- Open plan living and dining flows out under roof patio
- Central galley style kitchen with walk-in pantry and induction cooktop
- Formal lounge/theatre room with surround sound & built-in storage

**Under Contract By Nathan Lynham 0427695162**

**Type:** House  
**Sold Date:** 14/08/2021  
**Land:** 518 m2  
**Council Rates:** \$3,849.58/year (approx)

**Nathan Lynham**

0427 695 162



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 AREA : 223.4 sq.m**

**40 Poinsettia Drive, Bohle Plains**



**Graham Lynham**  
REAL ESTATE

**Nathan Lynham**  
Townsville Real Estate Specialist