



## Unit/309 Angus Smith Drive Douglas QLD 4814

 2  1  1

\$480 per week

Date available: Now

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### Resort Style Living in Douglas!!

Spacious 2 bedroom fully air conditioned open plan unit, very conveniently located only a short distance from The Townsville University Hospital, James Cook University and Lavarack Barracks.

Property Features:

- Fully split system air conditioned
- Full floor tiling throughout to keep the temp down
- 2 bedrooms, both with built-in cupboards
- Gorgeous modern bathroom with separate shower and bathtub
- Generous kitchen with marble look bench tops, plenty of storage space and dishwasher included
- Very spacious open plan living and dining area

NXT GEN Property

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- Internal laundry with dryer
- All windows and sliding doors screened
- Large balconies for the BBQ or just relaxing
- Single lock garage with extra space for storage
- Complex features large resort style pool plus entertaining area in pool area

Location Features:

- Short distance to The Townsville University Hospital, Lavarack Barracks and James Cook University
- Major Shopping Centres including Stockland, Annandale and Fairfield all within 10 minutes drive
- For the more adventurous, Mount Stuart mountain bike tracks nearby

VACANT UNITS SUBJECT TO AVAILABILITY. IN THE FIRST INSTANCE, PLEASE CONTACT THE OFFICE ON 07 4775 7777 OR EMAIL TO CHECK ON THE VACANCY STATUS.

Please note - All parties should make and rely upon their own enquiries in order to determine the accuracy of the information supplied. Some file photographs in use may have been taken some time ago. Please rely on your own inspection and investigations as the property may have changed since the photographs were taken. Nxtgen Property bears no liability for any loss sustained due to inaccuracy or omission.

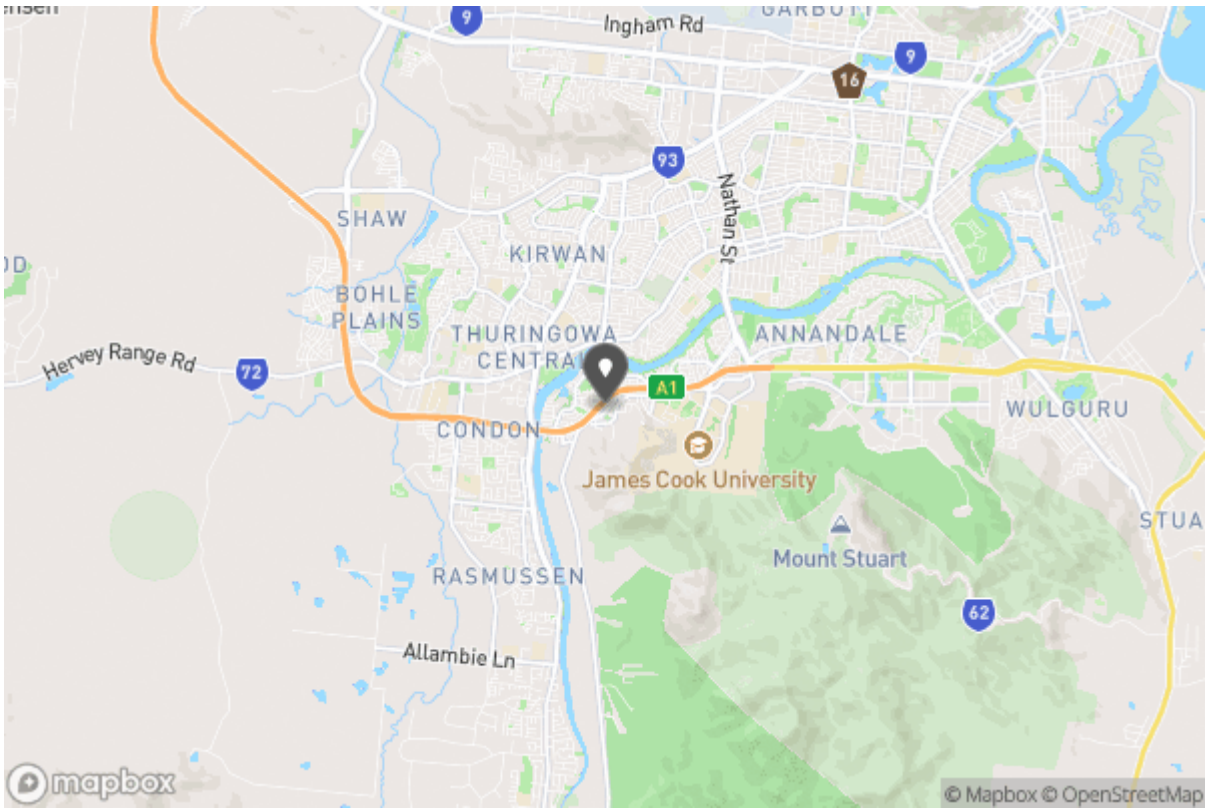
Property Code: 2625

# Gallery

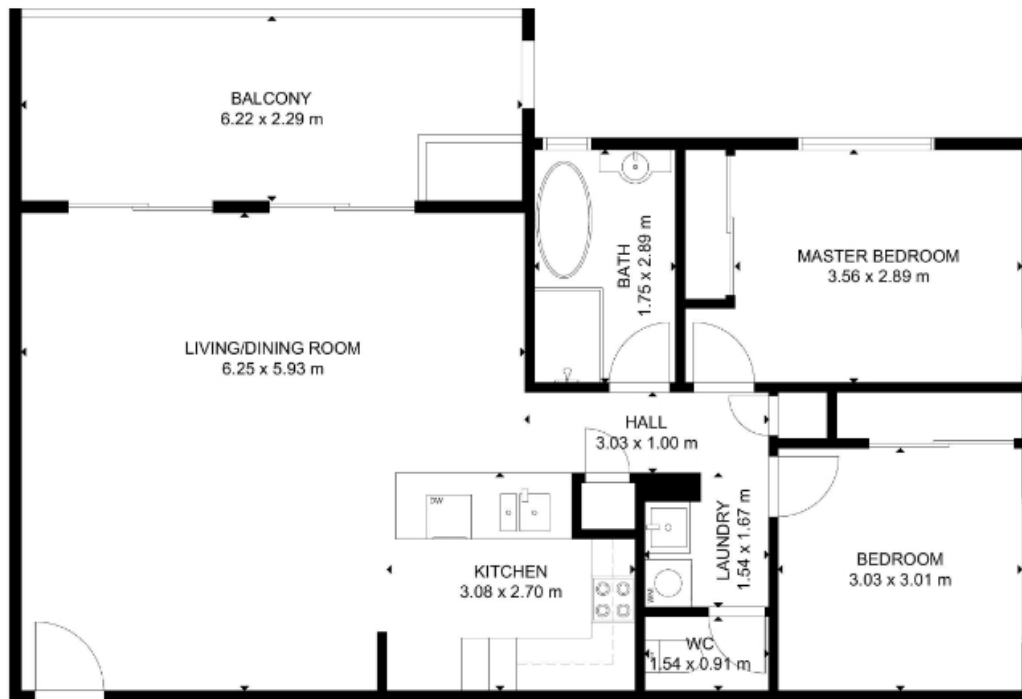




# Location Map



# Floor Plans



FLOOR 1

GROSS INTERNAL AREA  
TOTAL 78 m<sup>2</sup>  
FLOOR 1: 78 m<sup>2</sup>  
EXCLUDED AREA: BALCONY 18 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Don't forget to confirm your inspection by SMS or email

**Asset Managers**

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07 4775 7777  
84 Charters Towers Road  
Hermit Park QLD 4812



**Why Book with NXT GEN Property**

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

[https://2apply.com.au/Property?agentID=ARO-nxtgenproperty&uniqueID=virgop\\_39\\_3](https://2apply.com.au/Property?agentID=ARO-nxtgenproperty&uniqueID=virgop_39_3)