



# FOR SALE

## FIRST HOME BUYERS AND DOWNSIZERS MUST INSPECT

Warren Keys @Realty Cairns Beaches, is proud to present this cute little stunner, perfectly positioned in a very quiet court and just a short stroll to either the shores of Trinity Beach or Kewarra Beach. You won't find a better 3 bedroom property, with these features, this close to the beach at this price.

This home features:

Two separate living areas. A recently modernised kitchen with a granite bench-top, stainless steel dishwasher, oven and 5 burner gas cooktop, the central kitchen overlooks the extra large, entertaining patio.

3 good size bedrooms all have built in robes, split system air-conditioning, fans and are fully tiled.

The bathroom is cleverly split into a separate bath and shower room with two way access, a separate toilet and a separate vanity room with dual basins which also has access from two sides.

The large patio is the hub for entertaining and is set within a mature tropical gardens. Situated on a good-sized 713 mt/sq fully fenced, private allotment there is plenty of yard space for the kids or dogs to run.

The rear garden adjoins a park so it's great for dog lovers.

Cyprea Close is so close to all that Trinity Beach has to offer including the palm-fringed sands of beautiful Trinity Beach, with a selection of cafes and restaurants. Also nearby are schools, shopping centres and a walking track with direct access to the beach. Located only 20 mins to the Airport and Cairns CBD, 5mins to Boat Ramp, 5 mins to James Cook University, Shops & Entertainment and 40 mins to Port Douglas. Trinity Beach has great public transport with local bus service just a short walk away.

To inspect CALL ME, Warren Keys on 0417 CALL ME that's 0417 2255 63

3 BED | 1 BATH | 0 CAR

PRICE:  
OFFERS \$415,000

OPEN FOR INSPECTION:  
N/A



**Warren Keys**  
**0417225563**  
warrenkeys@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)