



**SOLD**

## LOCATION, LIFESTYLE, AND LOW MAINTENANCE

9 Lizard St is situated on an expansive 709m<sup>2</sup> block in one of Mount Sheridan's most desirable locales. This property will appeal to couples, young families and downsizers seeking to secure a prime piece of real estate in one of Cairns most affordable sought-after suburbs. Walking to the Mount Sheridan Plaza only takes 7mins and is filled with boutique shops, grocery stores and cafes.

Offering charming street appeal from first glance, you will warm immediately to the solid brick construction and beautifully maintained lawn and interior. Inside you will find a bright and light filled open plan living area with two king-sized bedrooms, the master boasting built-in storage and all rooms and living spaces are equipped with Daikin inverter air-conditioning and ceiling fans. The bathroom features a separate shower and bathtub, great for kids or relaxing in from those long work days.

Outside there is a large entertaining area and the yard features a good sized shed perfect for tinkering, storing the boat/camping trailer or you could even convert it to an art studio.

### Features:

- Side access for boats, cars and camping trailers
- Large single bay shed for art studio or workshop
- Light filled interiors with tiles and carpet through-out
- Quiet friendly neighbourhood
- 7 min walk to Mount Sheridan Plaza
- Large kitchen with double pantry and plenty of bench space
- Low maintenance 709m<sup>2</sup> block

**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
**\$300,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Ben August**  
**0458660357**

team@augustestateagents.com.au  
augustestateagents.com.au



Illustrative Purposes only Dimensions are approx.  
This drawing is not to scale

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.