



# FOR SALE

## TRADIES RENOVATORS DELIGHT ON 810M2 (RES 3)

This highset Queenslander has a prime location only 4 minutes' drive to Cairns Central Shopping Centre and the CBD. Situated on a large 810m2 block with left and right side access to the back where you can build a large workshop or granny flat. The electricals and sewer are all setup and ready to go for a build at the back of the block with an upgraded meter box and power cable to the location. For bigger development projects its Medium Density Residential zoning supports a variety of options, dual occupancy or block of units among the others.

The house itself offers high ceilings, timber floors, tongue and groove/chamferboard walls, casement and stained glass windows. Comprising of 4 bedrooms, good sized open plan dining and kitchen with stainless steel benchtops, living room with floating timber floors and bathroom. External laundry downstairs, ample storage, fully fenced yard with double tandem undercover carport.

Investors note: Rental appraisal \$360-\$390 per week approx.

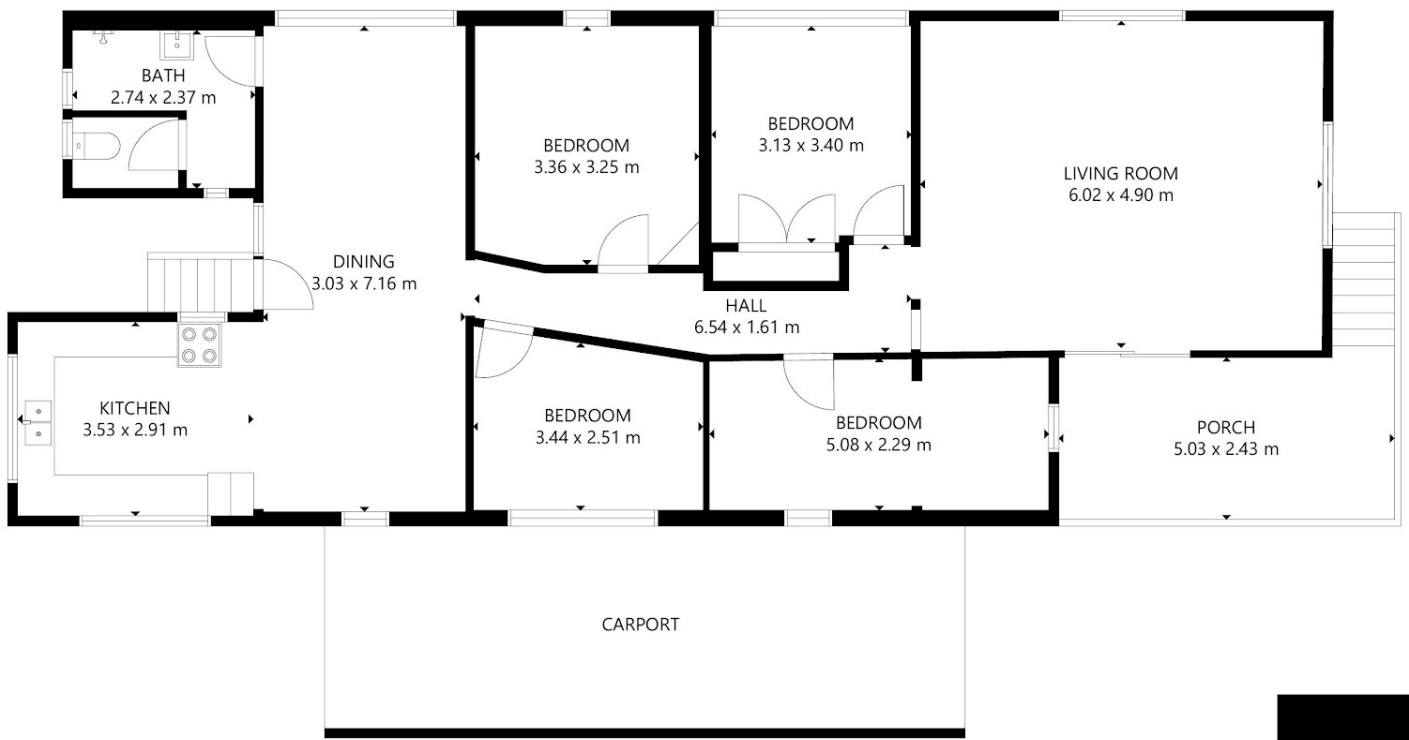
4 BED | 1 BATH | 2 CAR

PRICE:  
SOLD BY ZOE WICKS

OPEN FOR INSPECTION:  
N/A



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FLOOR 1

GROSS INTERNAL AREA  
 TOTAL: 122 m<sup>2</sup>  
 FLOOR 1: 122 m<sup>2</sup>  
 PORCH: 12 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.