

—  
**UNIQUE**  
PROPERTY SALES  
& STAGING  
—



**Sold**

## EARLVILLE SECRET GARDEN

4 BED | 2 BATH | 1 CAR

40 Langan Street, Earlville, QLD, 4870

Bursting with character in one of Cairns leafiest and most convenient suburbs this house hides some beautiful surprises behind its front door

Situated on a huge 809sqm block there's plenty of room here. Whether you love gardening, or have kids or pets or simply love space this house has got plenty of it. You will love entertaining on the back patio as you overlook the gorgeous and established acres and acres of parkland

This property includes;

- Large modern kitchen fit for the chef with stone benchtops, canopy range hood, dishwasher and plenty of storage
- An inviting and generously proportioned open plan living and dining area with raked ceiling, split system air conditioning and casement windows
- Spacious master bedroom with walk in robe, ensuite and air conditioning
- 3 other good-sized bedrooms and office space perfect for those working from home
- Large main bathroom completes with bath and louvered windows
- Internal laundry with handy access to the rear yard
- A private, tiled, undercover back patio great for entertaining!
- Fully fenced and featuring tropical gardens and fruit trees including avocado, paw paw and overhanging shady mango tree and lime tree
- Gated full side access through the car port for boats or trailers and a rear garden shed

This lovely home is positioned so close to great amenities and Earlville is known and loved for its ease of lifestyle and walkability. Only 1.1km

SECTION:





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.

## FLOOR PLAN

[www.uniquepropertysales.com.au](http://www.uniquepropertysales.com.au)

Plan is not to scale and is indicative of layout. It is for illustrative purposes only. All room sizes and dimensions shown on this plan, including, but not limited to, doors, windows, cabinets are approximate. Property Shots Australia gives no guarantee to the accuracy of the document.



# 40 Langan Street, Earlville

