



# FOR SALE

## COMFORTABLE LIVING

This solid block home is situated in the heart of town. Central to and within easy walking distance of schools, shops, medical clinics, sport and recreation facilities, including the Malanda Falls swimming pool and walking trails. Also only 15 min drive to Atherton, 10 min drive to Lake Eacham and only 1 hour drive to Cairns. The home offers 3 comfortable sized bedrooms, 1 bathroom and separate toilet. All rooms have good natural light and new ceiling fans installed. The heart of the home is created by the open plan kitchen, dining and living room area, which is offering a great space for the family to get together.

The carport, big enough to shelter 2 vehicles as well as the laundry, form part of the outdoor area. With a small front lawn and a larger backyard, keeping the garden in shape will be an easy task. The small garden shed in the back corner of the property offers adequate room for all your gardening needs. The fertile red volcanic soil is offers the basis for a fruitful harvest of all kinds of vegetables and fruit of your choice with some citrus trees and different varieties of banana trees already established.

Don't let this little gem get away from you!

831 m2

3 bedroom

Ceiling fans

Open plan living area

Separate toilet

Close to all amenities and services

Call Exclusive agent Susanne Reynolds on 0408 733 149

3 BED | 1 BATH | 2 CAR

### PRICE:

Offers above \$400,000

### OPEN FOR INSPECTION:

N/A



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