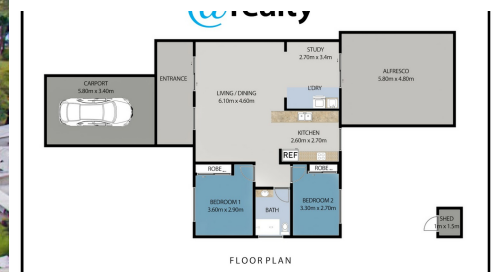


30/2-6 LAKE PLACID ROAD CARAVONICA



## FOR SALE

### FIRST HOME BUYER/INVESTOR'S DELIGHT OR RETIREMENT VILLA - 'KAMERUNGA VILLAS' - OFFERS IN THE LOW \$400,000'S/BEST OFFERS BEFORE 8TH SEPTEMBER!

First Home Buyer/Investor's Delight or Retirement Villa - Located within the Gated community & Pet friendly 'Kamerunga Villas' - Offers in \$400,000's!

#### Property Description:

Welcome to your charming Caravonica retreat—a gem combining comfort, style, and convenience on a spacious 295 sqm block. Ideal for small families or downsizers, this villa features 2 bedrooms, 1 bathroom, and a carpark.

Inside, enjoy the seamless blend of modern and traditional design elements, complemented by built-in features and ample storage. The heart of the home is its inviting living area, perfect for relaxation or hosting gatherings. Outside, a fenced backyard enhances outdoor entertaining, alongside access to a resort-style pool and BBQ area.

Additional highlights include air conditioning, pet-friendly amenities, and proximity to shops, schools, and parks. With tiled flooring, carpeted bedrooms, fans, security screens, a solar system, and a garden shed, this villa offers both comfort and practicality.

Located in the highly sought-after suburb of Caravonica, this villa is surrounded by an abundance of amenities, making everyday living a breeze. A tranquil escape only 5km to Redlynch and Smithfield shopping centres, medical facilities and restaurants. Walking distance to parks and schools, everything you need is just a stone's throw away. You'll also enjoy easy access to public transportation, making travel to and from work easy.

\*Reasonable Body Corp Fee's - \$2500 (Approx)

\*Cairns Council Rates - \$2600 (Approx)

Don't miss out—contact Stephen on 0487395456. I look forward to seeing you at our next Open Home.

2 BED | 1 BATH | 1 CAR

#### PRICE:

OFFERS IN THE LOW 400's/Best Offers before 8th Sep

#### OPEN FOR INSPECTION:

N/A

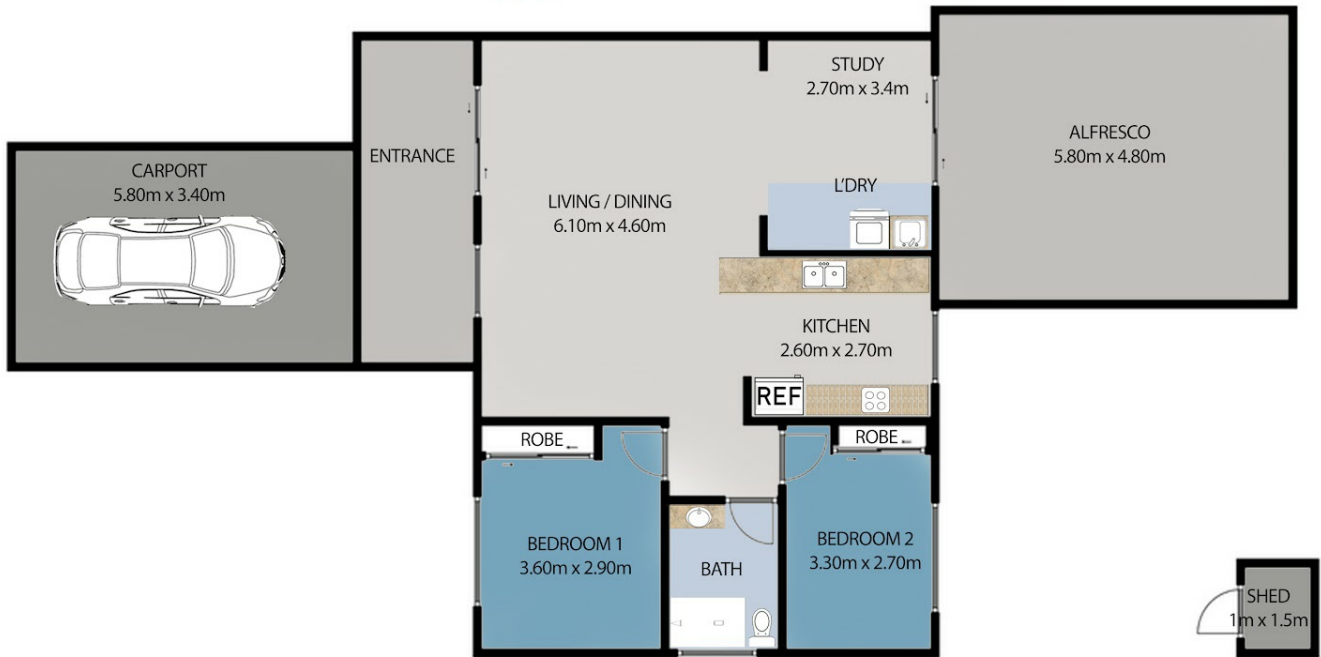


**Stephen Ward**

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FLOOR PLAN

30 / 2 - 6 Lake Placid Road, Caravonica

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
The Agent gives no guarantee, warranty or representation as to the accuracy and layout.

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.