



# FOR SALE

## CHARMING QUEENSLANDER WITH MORE POTENTIAL

This delightful Queenslander, situated in the heart of Westcourt, is perfect for the astute investor, home business operator, or anyone looking to be close to the vibrant Cairns CBD. Ideally located near major shopping centers, schools, parks, and sporting facilities, this property offers the best of both convenience and charm.

### Key Features:

#### Upstairs:

- 3 spacious bedrooms and 2 modern bathrooms
- Beautiful hardwood floors throughout, adding warmth and character
- Timber louvres that capture cross breezes and natural light
- High ceilings, up to 3m in some areas, creating a sense of openness
- Multiple living and relaxation areas
- A contemporary kitchen equipped with a dishwasher
- A bar area, perfect for entertaining, leading to a large, expansive back deck
- Stunning bifold doors that seamlessly connect indoor and outdoor living spaces
- Fully air-conditioned with ceiling fans throughout, ensuring comfort year-round

#### Lower Level:

- Legal height, offering the potential to complete the space as an additional 2-bedroom, 1-bathroom property

Alternatively, could be converted back into a lower-level business or used as a vast storage area

- NOTE: Separate power supply, making it easy to sublet or run a business independently from the upper level

#### Additional Highlights:

Rear yard with a gate entrance, providing easy access and potential for further use

Great condition throughout, ready for you to move in and enjoy.

This property offers incredible potential and is a fantastic opportunity to be part of the vibrant Cairns community. Don't miss out—contact Cameron Hamilton @realty today to arrange a viewing - 0421 516 536

3 BED | 2 BATH | 2 CAR

### PRICE:

UNDER OFFER

### OPEN FOR INSPECTION:

N/A



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