# 23-25 ALMA STREET, WOREE, QLD, 4868










# SOLD

## UNLOCK THE POTENTIAL OF THIS RARE OPPORTUNITY

Teresa Cawte proudly brings you this rare opportunity in the highly convenient suburb of Woree. Situated at the end of the close, this large home has only had 1 owner and sits on a massive flat block - Over 1900m2.

Key Features:
• Zoning: Current zoning for this block is Low-Medium Density Residential allowing you to expand and have further styles of developments and/or dwellings (check with Cairns Regional Council). Currently, ideal for tradies, small business owners and anyone wanting more space for themselves or future development. There are No Easements.

• Super Convenient location – enjoy the best of suburban living with easy access to schools, pharmacy, doctors, shopping, public transport and parks

• Internal Rendered Block walls down 1 section and the remainder is brick veneer

• This amazing home can easily be modified to include several more bedrooms. Originally built as 4 bedrooms. Refer to the floorplan.

• 2 bathrooms

• 2 living rooms

• Pool

• Bore

• 20 Solar Panels (5kw and Solar Hot Water System)

• Cold room

• New huge skylight to the kitchen and freshly painted internally

## 3 BED | 2 BATH | 3 CAR

PRICE:
$760,000

OPEN FOR INSPECTION:
N/A



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23-25 Alma Street, Woree







GROSS INTERNAL AR
TOTAL: 216 m²
FLOOR 1: 216 m²
EXCLUDED AREAS: GARAGE: 57 m², FRONT PATIO: 36 m²
REAR PATIO: 77 m², CARPORT 50 m²
SHED AND WORKSHOP: 53 m², STORE/OFFICE : 7 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

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.

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