



FOR SALE

OPTIONS AND OPPORTUNITY

This solid block home was built in approximately 1993. It's external design features where well ahead of its time and offer the ideal blank canvas for creating your future home with a contemporary twist. Solid as a rock, the home has been fully re-painted inside and out, with new gyprock ceilings and revamped gutters. Situated on a partly cleared 2,352sqm block the property also has a current Development Approval (lapses March 2026) to reconfigure the single lot to two lots (Subject to Conditions).

Internally the home is well laid out with 3 sizeable bedrooms all with built in robes, a functional kitchen and open plan living/ dining area plus separate laundry, W/C and bathroom. The rear of the home incorporates a covered outdoor entertaining area which is fully fenced to segregate it from the main block.

The home is ideally located within walking distance of Kuranda village and all that this wonderful part of paradise has to offer.

FAST FACTS -

- Freshly painted inside and out
- Development Permit Approval for Reconfiguring a Lot - Subdivision (Subject to conditions - lapses March 2026)
- New gyprock ceilings throughout
- Solid Block construction
- Large outdoor Entertaining area
- Shed
- Lino to floors
- Insect screens
- Split system A/C to lounge with fans to all living areas
- LED lights -

THE NUMBER CRUNCH

- Council rates and water rates combined ANNUALLY - \$4,385.08 = \$84 .33 per week
- Rental Appraisal \$530-\$580 per week

3 BED | 1 BATH | 1 CAR

PRICE:
\$510,000

OPEN FOR INSPECTION:
N/A



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