



# FOR SALE

## EXCEPTIONAL 4-BRM QLDR WITH MOUNTAIN VIEWS, RAINFOREST BACKDROP, DUAL OCCUPANCY POTENTIAL -\$379K

Cassowary Coast Realty@realty is thrilled to present this rare gem in Tully, boasting one of the finest locations in Queensland! Set on a spacious 1011 sqm block, this high-set home backs onto stunning rainforest, offering unparalleled privacy and breathtaking mountain views.

### Key Features:

- **Prime Location:** Backing onto untouched rainforest with no rear neighbors, this property is nestled in one of Tully's best locations, offering tranquility and natural beauty.
- **Dual Occupancy Potential:** With legal height underneath, the current 2-car parking can be transformed into a separate 2-bedroom living area, creating a dual-income opportunity or a self-contained unit.
- **Solid Queenslander Charm:** This 4-bedroom home features beautiful hardwood floors, a modern kitchen with a rangehood, dishwasher, benchtops, and a servery. High ceilings, timber casement windows, and air conditioning provide comfort and character.
- **Outdoor Oasis:** The landscaped block includes rock formations, established gardens, and rear access, adding even more value to this already impressive property.
- **Investment Opportunity:** Investors will appreciate the potential to significantly increase the property's value by converting the lower level into a rental unit, office, or consulting space.
- **Stunning Views:** Elevated positioning provides panoramic mountain views, and the home is surrounded by quality properties in a peaceful neighborhood.

Located within walking distance of the CBD and the popular Mount Tyson Walk, part of Tully Gorge National Park, this property is a rare find. With town water, sewerage, bin collection, and rates at approximately \$1900 per half-year, this is a fantastic opportunity to secure a high-value home in a dream location.

Act quickly—this property is bound to captivate and won't last long! Contact our agent today to arrange an inspection and avoid missing out on this incredible opportunity.

4 BED | 1 BATH | 2 CAR

### PRICE:

4-Brm Qldr Mountain Views,  
Rainforest Backdrop

### OPEN FOR INSPECTION:

N/A



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