



# SOLD

## AFFORDABLE GEM FOR INVESTORS OR FIRST-HOME SEEKERS - JUST 45 MINUTES TO CAIRNS! BUYERS AROUND \$260,000 NEGOTIABLE.

Affordable Gem for Investors or First-Home Seekers - Just 45 Minutes to Cairns!

Nestled just minutes from the iconic Babinda Boulders, this charming 3-bedroom cottage delivers small-town allure and unbeatable access to one of North Queensland's top natural wonders. Imagine spending your weekends surrounded by lush rainforests and swimming in pristine, cascading pools amid massive granite boulders – all within a short drive from home!

Take in the picturesque journey south from Cairns, where sugarcane and banana farms sprawl against a mountainous backdrop, welcoming you to Babinda's unique beauty.

### Property Highlights:

- 3 Bedrooms, 1 Bathroom, and Garage
- Spacious Block: 984 sqm, fully fenced with flourishing gardens
- Inviting Interiors: Cozy lounge room, bright kitchen, separate toilet, internal laundry, plus a bonus sunroom or home office!
- Outdoor Bonuses: A handy shed/workshop with carport and a spacious, paved rear patio ideal for outdoor gatherings

With potential for easy DIY updates, this property is brimming with opportunity! Currently tenanted until June 2025 with a rental income of \$260/week, it's a fantastic option for investors looking to capitalize on steady returns or for first-time buyers after a budget-friendly entry into the market.

Partially virtually furnished to respect tenant privacy and showcase the home's potential layout. This property is tenanted until June 2024, with a reliable and tidy tenant who is open to staying on

Make your move on this unbeatable Babinda find – affordable, scenic, and ready to offer the laid-back lifestyle North Queensland is famous for!

3 BED | 1 BATH | 1 CAR

PRICE:  
\$250,000

OPEN FOR INSPECTION:  
N/A



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