



## FOR SALE

### 809 SQM BLOCK- CHARMING 2-BRM HOME WITH TROPICAL ORCHARD – PERFECT FOR FIRST HOME BUYERS OR INVESTORS- \$199,990

This solid, character-filled home is a fantastic opportunity for first-time buyers or savvy investors. Nestled on a spacious 809 sqm block, it combines charm, functionality, and an array of unique features to enhance your lifestyle or rental portfolio.

#### Key Features:

- Prime Location:
  - o Only 15 minutes to Innisfail CBD for shopping, dining, and amenities.
  - o Close proximity to Mission Beach with its vibrant cafés, restaurants, and pristine beaches.
  - o Convenient access to schools, boat ramps, and rainforest walks for both families and outdoor enthusiasts.
- Spacious Living Areas:
  - o Open-plan lounge, kitchen, and dining area downstairs, air-conditioned for year-round comfort.
  - o Upstairs, 2 bedrooms plus a versatile sunroom, ideal for an office or reading nook.
  - o Bathroom and separate toilet thoughtfully positioned on the same level as the bedrooms for added convenience.
- Outdoor Appeal:
  - o Covered deck to relax or entertain.
  - o Fully fenced, low-maintenance yard perfect for kids and pets.
  - o Double lock-up garage and garden shed for ample storage.
- Tropical Orchard:
  - o Established fruit trees offering exotic delights such as jackfruit, lychee, avocado, Tahitian and West Indian limes, dragon fruit, custard apple, Grumichama, jaboticaba, and more!
- Additional Features:
  - o Covered outdoor laundry.
  - o Connected to mains water with a septic tank.
  - o Affordable rates of approximately \$3,000 per year.

Virtually Furnished for Inspiration:

2 BED | 1 BATH | 2 CAR

#### PRICE:

809 SQM Block- Charming 2-Brm Home/Tropical Orchar

#### OPEN FOR INSPECTION:

N/A



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