



SOLD

"OFFERS OVER \$525,000!" - VACANT - READY TO MOVE IN! - FULL RENOVATION

Nestled in the picturesque foothills of Queensland's tropical rainforests, this charming three-bedroom villa is situated within the secure and peaceful gated community of 'Kamerunga Villas'. Stephen Ward from @realty is proud to present this solid fully renovated free standing Villa. Offering the perfect balance of comfort and convenience, this residence is ideal for first-home buyers, savvy investors, or downsizers seeking a low-maintenance lifestyle. The thoughtfully designed villa showcases a practical floor plan that maximizes its 306 square meters of land.

PROPERTY PROFILE:

- * Three well-appointed bedrooms with built in robes provide comfortable accommodation for family living, complemented by a modern central bathroom with shower over bath and separate toilet.
- * Well-appointed brand new kitchen with free-standing gas stove/oven including plenty of bench and cupboard space.
- * Spacious open plan living & dining with air-conditioning and brand new fans
- * Internal laundry and Quarter shed to the side of carport

Outdoor living is a true highlight of this property, featuring an array of leisure amenities that epitomise the Queensland lifestyle:

- Sparkling swimming pool for year-round enjoyment
- Covered outdoor entertainment area perfect for alfresco dining
- Private courtyard offering a peaceful retreat
- Fully fenced grounds providing security and privacy
- Ample parking with 3-4 car spaces

This property represents an outstanding opportunity to secure your place in one of Cairns' most naturally beautiful suburbs. The combination of comfortable living spaces, excellent outdoor features, and the area's natural attractions makes this villa an ideal choice for families or those seeking a serene tropical lifestyle.

The Figures:

Body Corp Fees: \$3,953.76
Council Rates: \$2900 approximately

'Kamerunga Villas' is conveniently located within proximity to all major amenities. Whether it's shopping, dining, or medical services, everything you need is just a short drive away. Families

3 BED | 1 BATH | 4 CAR

PRICE:
\$505,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN

100 / 2-6 Lake Placid Road, Caravonica

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. The Agent gives no guarantee, warranty or representation as to the accuracy and layout.

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.