



# SOLD

## BOUTIQUE COMPLEX ,WITHIN WALKING DISTANCE OF STRATFORD VILLAGE

Nestled in the leafy suburb of Stratford and within easy walking distance of all the suburb has to offer, this roomy top floor apartment offers the perfect blend of modern comfort and natural beauty. Just 6.8 kilometres from Cairns CBD, it's the ideal escape from the hustle and bustle while keeping you connected to everything the tropical north has to offer.

Step into your spacious 114 square metre haven where contemporary living meets thoughtful design. Featuring two generous bedrooms, both with their own bathrooms, providing privacy and convenience for couples or small families. Built-in wardrobes ensure ample storage throughout. The heart of the home showcases an open-plan living area that seamlessly flows onto your private balcony, where you can enjoy the gentle tropical breezes. Whether you're entertaining friends or simply unwinding after a busy day, this outdoor space becomes your personal sanctuary.

The complex boasts an impressive in-ground swimming pool, perfect for those warm Queensland days when you want to take a refreshing dip without leaving home. The fully fenced property ensures security and privacy, while the single garage provides secure parking and additional storage space.

Families will appreciate the proximity to quality education options, with Freshwater State School nearby and Redlynch State College easily accessible. The local Stratford Library and Community Hall foster a strong sense of community. Stratford village is the perfect hub to experience top class venues like Palooka, Fox small bar and Narrow Lanes distillery. You'll never have to venture into town with award winning Marsh Butchery and local produce on your doorstep.

### FAST FACTS:-

- Small complex of 12
- Carpets to bedrooms , tiles to living areas
- Single lock - up garage
- No "Pitter patter" on your head
- Heritage-listed sites and walking trails throughout the area
- Boat ramp access to Barron River for fishing and water activities
- Public library and community facilities within walking distance

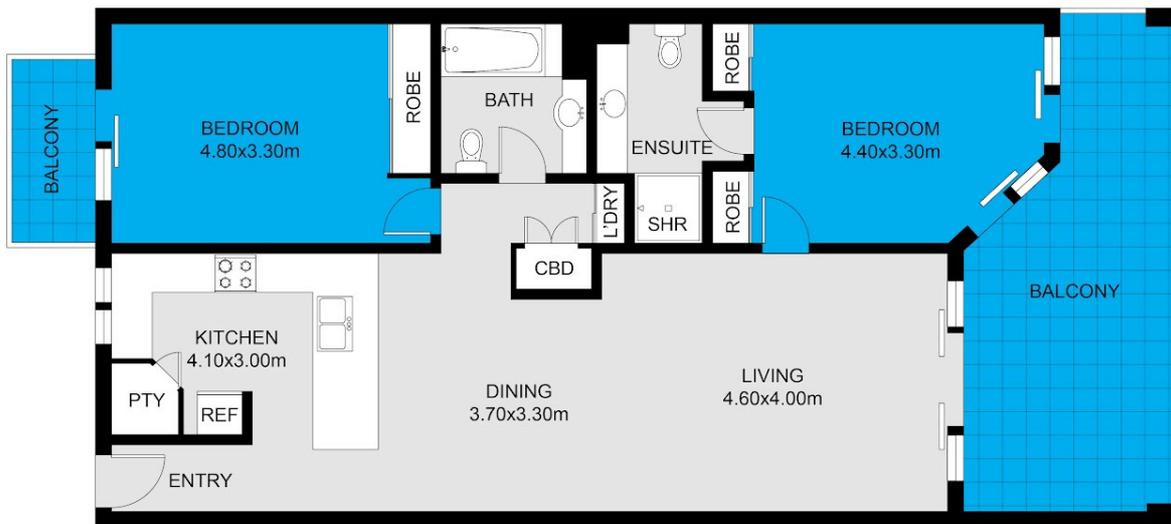
2 BED | 2 BATH | 1 CAR

PRICE:  
\$580,000

OPEN FOR INSPECTION:  
N/A



**Sue Anderson**  
**0402444084**  
sue@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



FLOOR PLAN

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11/33-35 KAMERUNGA RD , STRATFORD

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.