



8A Viola Close, Bayview Heights

Move-In Ready Private Freestanding Villa

Modernised freestanding villa combining functionality, comfort and low-maintenance living. Whether you're seeking your next place to call home or a quality investment, this single-level residence offers an appealing blend of privacy, practicality and convenience.

Step inside to discover a light-filled, open-plan living and dining area. Internal living zones connect to the covered outdoor patio, an ideal space for entertaining, enjoying your morning coffee or unwinding in the evenings.

The practical kitchen is well-positioned to service both the indoor and outdoor living spaces and features a gas cooktop and dishwasher.

Two generously sized bedrooms with built-in robes.

Air conditioned throughout for year-round comfort, an updated bathroom/laundry with separate toilet and security screens further enhance the home's appeal.

Secure Colorbond fencing provides excellent privacy and a safe setting for children and pets. The low-maintenance yard includes an

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AUCTION

Sat 27th Jun @ 1:00PM

VIEW

Sat 13th Jun @ 9:30AM - 10:00AM

AGENTS

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AGENCY

LJ Hooker Cairns Edge Hill
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 **LJ Hooker**

established avocado tree and offers flexibility, with vehicle access to a manicured lawn area suitable for additional parking, a boat, trailer or extra storage. The property benefits from 367sqm of exclusive use, offering a rare fully private outdoor space with no shared areas or driveway access.

Framed by a mountain backdrop, the property enjoys a peaceful setting with Gordon Creek running along the rear of the street. Established trees and tropical greenery enhance the natural appeal of the location.

Conveniently located within walking distance of local parklands, Baked on Red Hill Bakery, childcare centres, and both public and private schools. The property also enjoys easy access to everyday essentials, a short drive connects you to: Ivan Evans Walk, medical and sporting facilities, Southside Shopping Village, Earlville Shopping Town, Mount Sheridan Plaza and Cannon Park Racecourse. Approximately 20 minutes' drive from the Cairns Esplanade and the International and Domestic Airports.

No Body Corporate Fees. Half shared building insurance.
Current rental appraisal: Approximately \$550 per week
Contact Nadine Edwards today to arrange your inspection.
Auction On Site and Online via AuctionsLive.
Saturday 27/06/2026 at 1:00pm

Offers may be considered prior to Auction.

Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

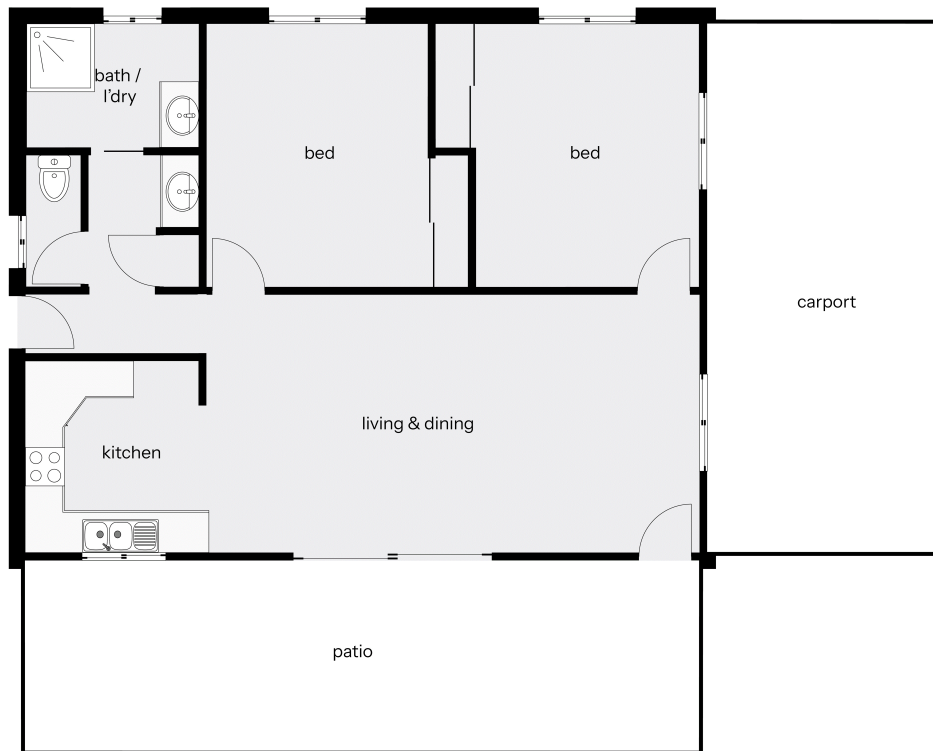
MORE DETAILS

Property ID	3YM8FMB
Property Type	House
House Size	131 m2
Land Area	367 m2
Including	Air Conditioning Built-in-Robes Fully Fenced

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Whilst LJ Hooker Edge Hill has made every effort to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only.