








# Brinsmead, 18 Quadrio Crescent

## Sellers Committed Elsewhere!

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**For Sale**
Please Call

**View**
ljhooker.com.au/3WEGFMB

**Contact**
**Kim Ryan**
0410 500 342
kim.ryan@ljheh.com.au

*SOLD UNDER THE HAMMER*

Vacant and move in ready… Double-storey residence designed with a flexible open floor plan, located at the end of the quiet close with no rear neighbours backing onto parkland.

Upper Level:
* Entire parents retreat, great spot to escape and unwind
* Generous size bedroom with mountain views
* Office - perfect if you work from home!
* En-suite with dual sinks and shower
* Walk-in-wardrobe

Lower Level:

LJ Hooker

**LJ Hooker Cairns Edge Hill**
**(07) 4053 9999**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

* Central kitchen equipped with an abundance of storage options with direct view to the pool
* Open plan tiled living/dining area with room for the entire family
* 2 generous sized air-conditioned bedrooms with built-in-wardrobes
* Main bathroom and separate toilet
* Internal laundry complimented with a laundry shoot and plenty of storage under the staircase
* Expansive undercover patio which seamlessly extends to the internal living space, taking advantage of the mountain views



Selling features include:
* 523sqm fenced block, combined with low maintenance grounds makes this a perfect family home
* Double lock-up-garage with additional off street parking, perfect for a caravan/boat!
* A separately fenced in ground pool, creating a fantastic setting for relaxation or entertaining
* Leveled lawn area with plenty of room for kids and pets to play



Only footsteps away to parklands, close proximity to the popular Goomboora Park and local shops. Positioned within the Freshwater State School and Freshwater Christian College catchment, this property is only 15 minutes to the CBD.



Don't miss this one!
Auction On Site & Online Via Realtair.
18/06/2024 at 5:30PM

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 About this Property

| | |
|---|---|
| **Property ID** | 3WEGFMB |
| **Property Type** | House |
| **House Size** | 152 m² |
| **Land Area** | 523 m² |
| **Including** | Ensuite<br>Study<br>Air Conditioning<br>Pool<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking<br>Remote Garage |



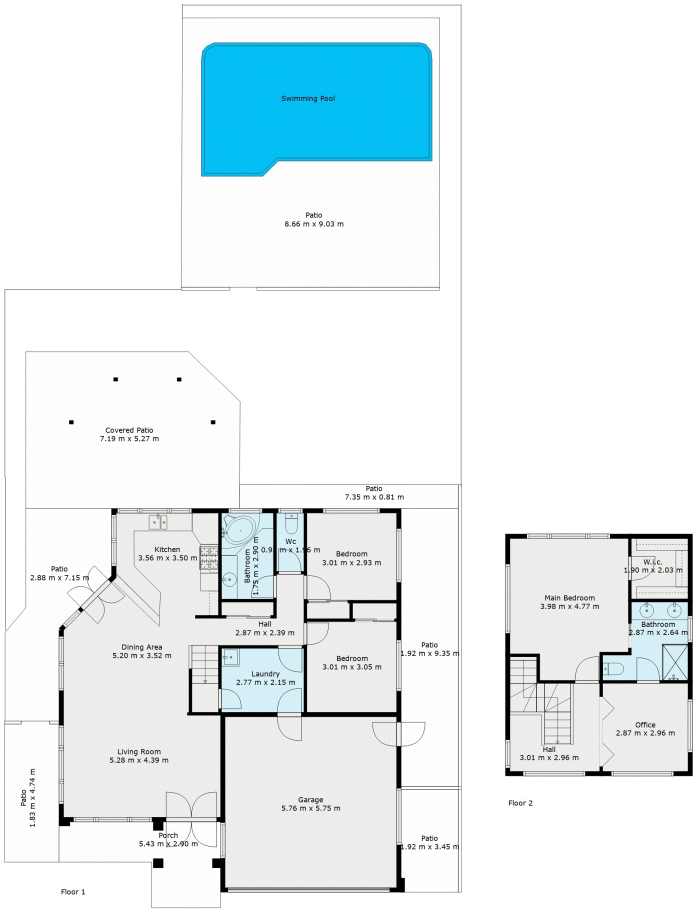
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Cairns Edge Hill

**TOTAL 204 m2 approx**
FLOOR 1: 88 m2, FLOOR 2: 47 m2
GARAGE: 33 m2, COVERED PATIO: 36 m2,

Measurements Are Approximate And Indicative Only And No Guarantee As To Their Accuracy Can Be Given. Realfocuscairns.com.au

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