



## Caravonica, 2/12 Valmadre Street

Stylish Half Duplex - Your Perfect Blend of Space and Style!

Immaculately maintained, this half duplex is ideal for first-time buyers, downsizers, professionals, or astute investors seeking to grow their portfolio. This well-designed residence offers both comfort and convenience and is designed for effortless living and entertaining.

Features Include:

- Tiled open-plan living and dining area flowing to the undercover front patio, an ideal spot to relax and unwind
- Central kitchen with modern appliances, ample bench space and storage options
- Two generous bedrooms, each with built-in wardrobes
- The expansive undercover patio provides outdoor entertaining with an open-air bath for ultimate relaxation
- Undercover carport for one vehicle, plus additional off-street parking



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/3WZ6FMB](http://ljhooker.com.au/3WZ6FMB)

**Contact**  
**Kayla Pennefather**  
0429 364 945  
[kaylap@ljheh.com.au](mailto:kaylap@ljheh.com.au)

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

- Split-system air-conditioning and security screens throughout
- Secure, fully fenced, low-maintenance property with an electric front gate and separate pedestrian gate access
- Ample storage, including a garden shed and a secure workshop with power
- No body corporate fees apart from the half-share of the total building insurance

Enjoy the peaceful lifestyle of Caravonica while being just moments from Lake Placid Recreational Park and the local General Store and a short drive to Smithfield Shopping Centre, Smithfield Mountain Bike Trails, Cable Ski Water Park, James Cook University, Caravonica State School, private schools, kindergartens, Cairns International and Domestic Airports, and public transport.

Don't miss this fantastic opportunity - Call to arrange your private inspection today!

Note: Virtual furniture has been edited into the images.

## More About this Property

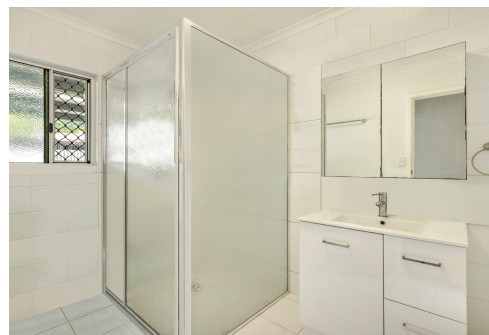
<b>Property ID</b>	3WZ6FMB
<b>Property Type</b>	DuplexSemi-detached
<b>Including</b>	Air Conditioning Courtyard Outdoor Entertaining Workshop Built-in-Robes Fully Fenced

**Kayla Pennefather 0429 364 945**

Sales Consultant | [kaylap@ljheh.com.au](mailto:kaylap@ljheh.com.au)

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

81 - 83 Woodward Street, EDGE HILL QLD 4870  
[cairnsedgehill.ljhooker.com.au](mailto:cairnsedgehill.ljhooker.com.au) | [cairnsedgehill@ljheh.com.au](mailto:cairnsedgehill@ljheh.com.au)



**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.

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



Whilst LJ Hooker Cairns 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.