



Caravonica, 12 Jade Crescent

Sold at Auction!

Room or the Entire Family!

Exceptional Family Home in Tropical Cairns. This property was not affected by floods. Discover this beautifully designed, 3 level, family home that perfectly embodies the Cairns tropical lifestyle. Nestled at the foothills of Barron Gorge National Park, it offers easy access to numerous walking trails. Set on a sprawling 1,370 sqm block, this immaculately maintained residence features side access, providing ample room for your boat or caravan.

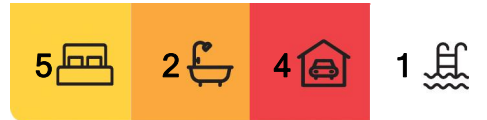
For the first time in 30 years, this home is now vacant, move-in ready, and awaits its new owners!

Welcoming Interiors!

As you enter the foyer, you'll be captivated by soaring ceilings, banks of louvers, and floor-to-ceiling glass that invites an abundance of natural light. The timber staircases leads you



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/3WG4FMB

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LJ Hooker Cairns Edge Hill
(07) 4053 9999

upstairs, where stunning views await. The versatile open-plan layout creates a warm, inviting atmosphere, making it the perfect family home.

Downstairs Features:

- * A well-appointed kitchen with a dishwasher, 900mm freestanding gas cooker, and stone benchtops, along with ample storage options.
- * Combined open-plan living and dining areas that extend to an expansive entertaining space.
- * Two spacious bedrooms with built-in wardrobes and air conditioning, each with direct access to the patios.
- * A modern bathroom featuring a walk-in shower and a separate toilet.
- * An internal laundry for added convenience.

First Level:

- * A master bedroom complete with a walk-in wardrobe and direct access to a private deck.
- * Two additional bedrooms boasting high ceilings.
- * An office nook area perfect for productivity!
- * A second bathroom with a shower and separate toilet, designed to capture the constant breezes throughout.

Top Level:

- * A multipurpose room that serves as a functional space for extended family. Ideal for guests, teenagers, or as a media room.

Additional Features:

- * Secure double remote garage accommodating four vehicles.
- * Plenty of off-street parking for multiple vehicles, boats, or caravans.
- * Established, easy-care landscaped grounds where you can immerse yourself in serene views.
- * A serene 15-meter pool, surrounded by lush landscaping, offers a tranquil oasis for relaxation and rejuvenation, perfect for leisurely swims
- * Ample storage solutions, ensuring everything has its place and decluttering is a breeze.
- * Practical features include split-system air conditioning, solar hot water, security screens, and a fenced side and rear yard.

Prime Location:

Conveniently located near Smithfield Shopping Centre, Smithfield Mountain Bike Trails, Cable Ski Water Park, and James Cook University. The home is just moments from Caravonica State School, private schools, kindergartens, and Cairns International and Domestic Airports, with local transport options readily available.

Don't miss your chance to make this exceptional family home your own. Arrange your inspection today!

Auction On Site & Online Via RealTAir.

9/11/2024 at 9:30am

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.



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More About this Property

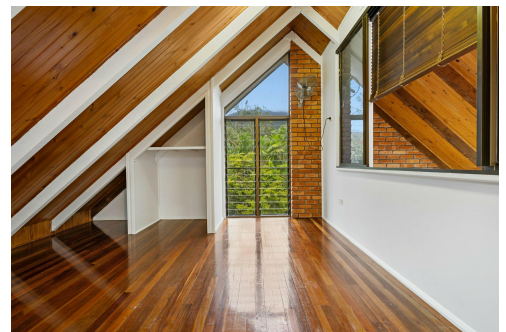
Property ID	3WG4FMB
Property Type	House
Land Area	1370 m ²
Including	Air Conditioning Toilets (2) Pool Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Hot Water

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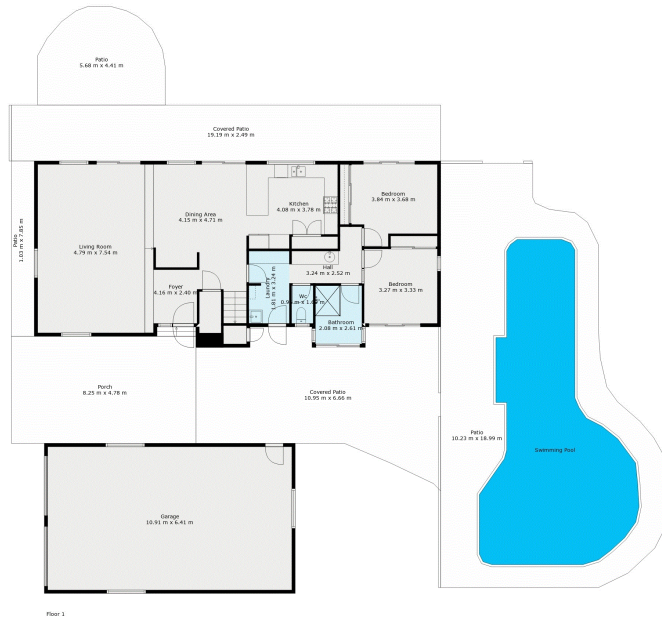
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FLOOR 1: 133 m², FLOOR 2: 84 m², FLOOR 3: 18 m²
 EXCLUDED AREAS: GARAGE: 70 m², PATIO: 113 m², COVERED PATIO: 105 m²,
 PORCH: 40 m², OPEN TO BELOW: 17 m², BALCONY: 18 m²,
 LOW CEILING: 54 m²

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



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