

## Caravonica, 40/2-6 Lake Placid Road

Move in ready!

Priced to sell, this 2 bedroom 1 bathroom home represents the blank canvas for you to make into something special. Backing onto private parkland you have no rear neighbour.

Located in Caravonica, this home is just a short drive from local amenities, including shops, schools, the mighty Barron Gorge, river and ample parklands. The suburb itself is known for its friendly community and peaceful atmosphere, making it an ideal place for families, couples, or anyone seeking a slower pace of life.

This property is a rare find, offering the perfect balance of entertaining and living space. Don't miss out on the opportunity to make this home yours.

Although flooding was an issue back in Dec 2023 I don't believe that this property was affected.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/TN7HSS](http://ljhooker.com.au/TN7HSS)

**Contact**  
**James Gilbertson**  
0425 799 512  
[james.gilbertson@ljhooker.com.au](mailto:james.gilbertson@ljhooker.com.au)



**LJ Hooker Cairns Beaches**  
**(07) 4059 0594**

**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.

Annual Body Corp is currently at \$2,462.72 (being one of the cheapest in Cairns, though I expect this will go up as there are plans to re-do the underground power supplies).

Rates are estimated at \$1,459 per 6 months

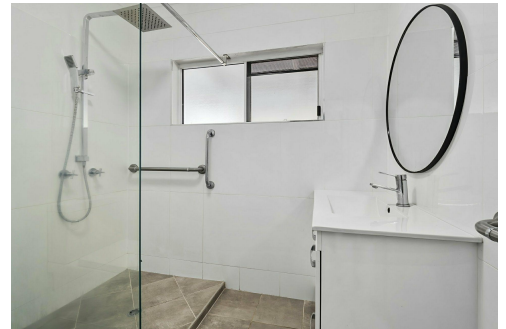
Contact us today to arrange a viewing.

## More About this Property

<b>Property ID</b>	TN7HSS
<b>Property Type</b>	House
<b>Land Area</b>	295 m2

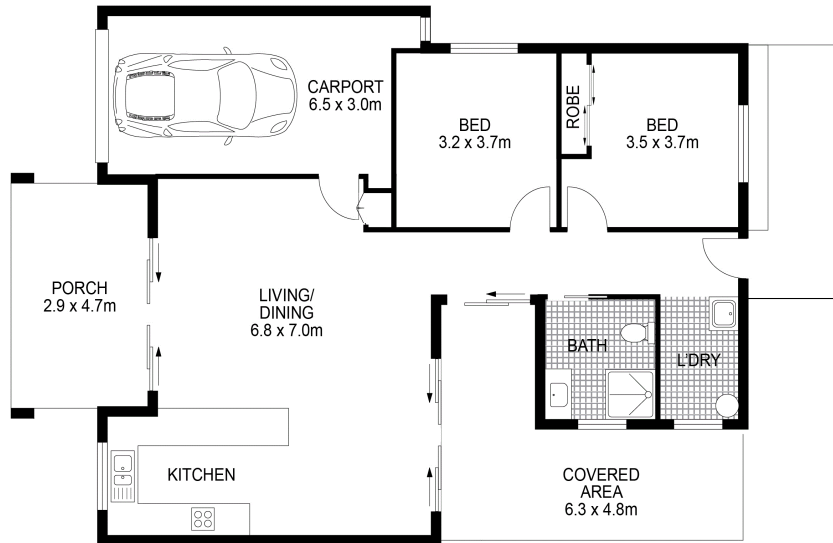
**James Gilbertson 0425 799 512**  
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INT: 110 m<sup>2</sup>

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

40/2-6 Lake Placid Road, Caravonica

