

75 Impey Street, Caravonica




## Spacious Stylish Entertainer in Elevated Position

Set in an elevated position with scenic mountain views and cooling breezes, this rendered single level home offers the perfect combination of comfort, functionality, and relaxed tropical living.

The home features three generously sized bedrooms, all carpeted and equipped with split-system air conditioning, ceiling fans, and built-in wardrobes, each enjoying peaceful views of the surrounding mountains. The spacious modernised bathroom includes a double vanity and bathtub, with direct access from the master bedroom for added convenience and privacy.

At the heart of the home, the modern kitchen overlooks the rear entertaining and pool area, making it easy to prepare meals while keeping an eye on family and guests. The light-filled open-plan living, dining and informal areas are spacious and inviting, with air conditioning, large windows, and sliding doors that create a seamless connection to the stunning outdoor patio.

Designed with practicality in mind, the home is also equipped with solar power, helping to reduce electricity costs and enhance year-round energy efficiency.

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### FOR SALE

Please Call

### AGENTS

Nadine Edwards  
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### AGENCY

LJ Hooker Cairns Edge Hill  
(07) 4053 9999

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 **LJ Hooker**

The home offers double car accommodation providing secure and undercover parking with easy access to the house and patio. To the rear, an expansive patio is a true entertainer's dream, complete with a built-in BBQ, sink, dishwasher, and ample storage and preparation space. The large in ground swimming pool, framed by lush tropical gardens, provides a private retreat for relaxing or hosting friends. A garden shed with workbench adds extra storage and practical workspace.

Located in a quiet, elevated pocket of Caravonica, the home is only minutes from Smithfield Shopping Centre, James Cook University, local schools, the Cairns Wake Park, and the Smithfield Mountain Bike Trails, with the Dog Park, lake, and children's play area just across the road, making it ideal for families and lifestyle seekers alike. Call today to arrange your inspection.

Note: This property was not affected by the December 2023 flooding.

Auction On Site & Online Via Realtair.  
3 December at 5.30PM

- \*Offers considered prior to Auction\*\*

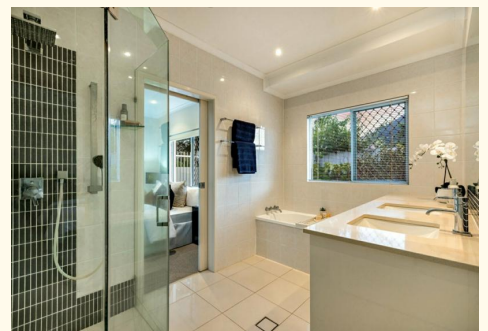
This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

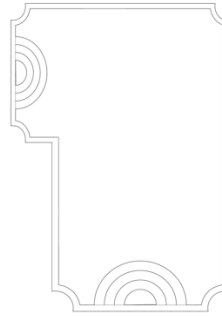
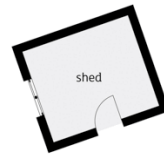
## MORE DETAILS

Property ID	3XYGFMB
Property Type	House
Land Area	870 m2
Including	Air Conditioning Ducted Cooling Pool Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels

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