



## Caravonica, 51/2-6 Lake Placid Road

Sold Before the Hammer Fell!

Amazing opportunity! Secure Stunning Lake Front Villa.

'Kamerunga Villas' – Lake Frontage . This single-level, fully renovated, freestanding villa offers a carefree, secure environment. Enjoy the scenic surrounds of Lake Placid Reserve, with an abundance of waterbirds and views of the mountains and rainforest that form part of Barron Gorge National Park.

Features include:

- \* Modern kitchen with ample storage, electric cooktop, and dishwasher
- \* Air-conditioned open-plan living and dining space extending to both front and rear patios
- \* Two air-conditioned bedrooms, each with built-in wardrobes
- \* Bathroom with walk-in shower and vanity (mirror has been installed post-photography)
- \* Private, paved undercover entertainment area – ideal for entertaining and enjoying lake views



**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/3X9TFMB](http://ljhooker.com.au/3X9TFMB)

**Contact**  
**Kim Ryan**  
0410 500 342  
[kim.ryan@ljheh.com.au](mailto:kim.ryan@ljheh.com.au)

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

- \* Durable wood-look flooring and security screens throughout
- \* Single carport with additional off-street parking
- \* Outdoor entertaining area is the perfect place to unwind and absorb the ambience of the natural surrounds
- \* Pet-friendly complex (with body corporate approval)
- \* Communal swimming pool and entertainment pavilion

Current Body Corporate Fees: Approx \$3,953 p.a.

Council Rates: Approx. \$1,551 half-yearly

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 at the front of the complex. Auction On Site & Online Via RealTAir.

31 May at 11:30AM

\*\*Unconditional 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 About this Property

<b>Property ID</b>	3X9TFMB
<b>Property Type</b>	House
<b>House Size</b>	68 m2
<b>Land Area</b>	296 m2
<b>Including</b>	Air Conditioning Toilets (1) Pool Dishwasher Built-in-Robes Gated Community

**Kim Ryan 0410 500 342**

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

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



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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. ©RealFocusCairns.com.au

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