



3 Small Close, Carrington

Modern Acreage Living | Quality Home | Huge Shed

Welcome to Lot 12 Small Close, Carrington - a near-new home offering modern living, generous space and impressive infrastructure on a 3,645m² allotment.

Built by renowned award-winning Master Builders Ashlee Jones Homes and only built in 2023, this beautifully presented home has been designed with family living and entertaining in mind.

Inside, the spacious open-plan living area is filled with natural light and airflow, with reverse-cycle air conditioning providing year-round comfort. The modern kitchen features stone benchtops, quality appliances, ample storage, breakfast bench and a servery window opening directly onto the outdoor entertaining area.

There are four generous bedrooms, all with built-ins, while the master suite includes a large walk-in robe, luxurious ensuite with his and hers vanities, floor-to-ceiling tiling and direct access to the patio.

The main bathroom is equally impressive, with a large wet-room design, walk-in shower and bathtub. A well-appointed laundry provides excellent bench and cupboard space with direct external access.

Outside is where this property really stands out. The expansive entertaining area includes a 9m x 4.5m fully tiled patio plus a further 3.5m x 9m exposed aggregate area, providing plenty of room for

4 2 5

FOR SALE
\$950,000 - \$990,000

VIEW
Sat 19th Sep @ 10:30AM - 11:00AM

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AGENCY
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Interested parties must rely solely on their own enquiries.

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entertaining all year round.

For those needing space for vehicles, machinery or hobbies, the 15m x 8m powered shed offers three lockable bays, with the option to purchase the property with a hoist installed. The oversized double carport also includes additional storage space.

The fully finished outdoor areas include exposed aggregate paths around the home, while the large backyard provides plenty of room for children, pets, gardens or even a future pool.

Positioned amongst quality homes in the Carrington Ranges, this property offers the peace and space of acreage living while being only approximately 5 minutes from Atherton and 1.5 hours from Cairns.

Property Features:

- " 3,645m² allotment
 - Recently built Ashlee Jones Homes build
 - Four bedrooms, all with built-ins
 - Master with WIR and ensuite
 - Two quality bathrooms
 - Modern kitchen with stone benchtops
 - Open-plan living with reverse-cycle air conditioning
 - " Large outdoor entertaining area
 - " 15m x 8m powered shed with three lockable bays —Separate access & driveway
 - Hoist option available
 - Oversized double carport with storage
 - Exposed aggregate paths
 - Large backyard with room for further improvements
 - Approximately 5 minutes to Atherton
- A quality, near-new home with the space, shed and lifestyle many buyers are looking for - all without the wait of building.

MORE DETAILS

Property ID	T2VF1S
Property Type	AcreageSemi-rural
House Size	254 m2
Land Area	3645 m2
Including	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Solar Panels

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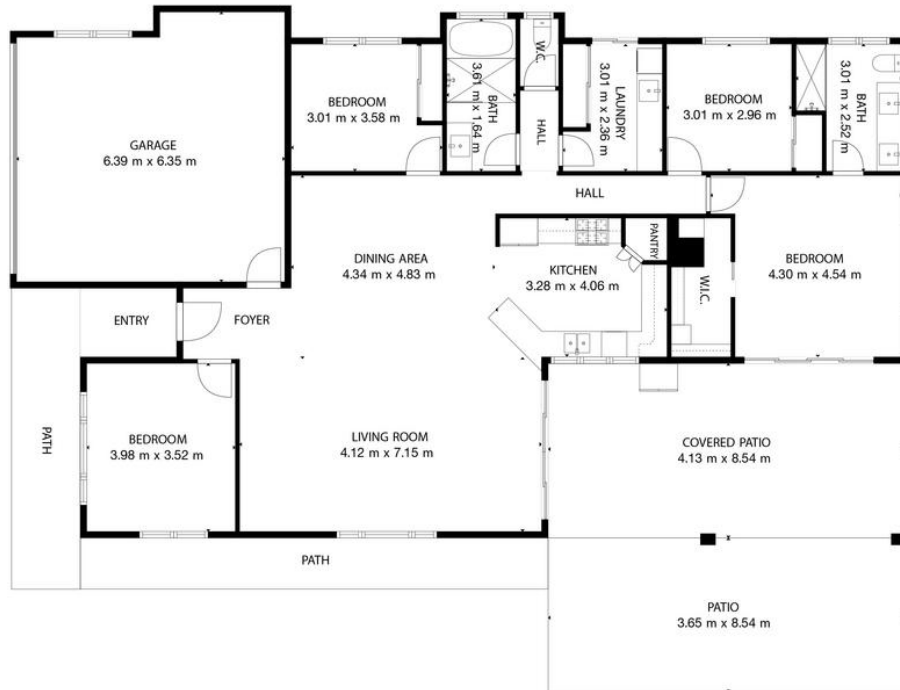
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TOTAL: 161 m²
 SHED: 0 m², HOUSE: 161 m²
 EXCLUDED AREAS: 3 BAY SHED: 116 m², GARAGE: 39 m², PATH: 25 m²,
 COVERED PATIO: 35 m², PATIO: 31 m², WALLS: 19 m²

FLOOR PLAN CREATED BY CUBSCASA APP: MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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