







37-39 Ellison Street, Clifton Beach

# SOLD under the Hammer!

Opportunities like this don't come along often. Held by the same family since 2007 and positioned at the foothills of Macalister Range, this character property offers a rare combination of a low-set Queenslander-style home and a separate, fully self-contained granny flat — ideal for multi-generational living, extended family, or an additional income stream.

Set across an expansive 4,837m² of flat usable tropical grounds, this private sanctuary captures uninterrupted mountain views and an abundance of space, offering the perfect canvas to make your own and create your forever home in one of Clifton Beach's most tightly held pockets.

Designed with tropical living in mind, the main residence embraces cooling breezes and traditional Queenslander character, showcasing polished timber floors, casement windows and spacious open-plan living and dining. French doors open seamlessly onto the wrap-around verandah, creating an effortless connection between the indoors and out.

At the heart of the home, the central kitchen overlooks the backyard and inground swimming pool, making entertaining a breeze. Complete with timber cabinetry, gas cooking, and ample storage, it combines

6 3 2

**FOR SALE**
Please Call

**AGENTS**
Kim Ryan
0410 500 342
kim.ryan@ljheh.com.au

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

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

functionality with a relaxed tropical feel.

The main residence comprises four bedrooms, with the master suite featuring a walk-in wardrobe and ensuite. Three bedrooms extend via French doors to the wrap around verandah. A central bathroom with bathtub and shower, internal laundry, separate toilet, and air conditioning complete the home.

The freestanding granny flat has a fully self-contained layout with both front and rear patios; two generously sized bedrooms and a main bathroom.

Additional Features

- Rare tropical acreage close to Clifton Beach
- Private landscaped grounds with established exotic fruit trees
- Variety of fruit trees including papaya, avocado, soursop, jackfruit, starfruit, lychee, bananas, grumichama and rollinia, Passionfruit vines, medicinal plants and established herbs
- 2x Established and flourishing vegetable gardens
- Inground swimming pool with beautiful mountain views
- Double carport plus abundant off-street parking
- Excellent side access extending through to the rear yard
- Abundant tropical flora and fauna, including wallabies, birds and butterflies
- Perfectly positioned just moments from Clifton Village Shopping Centre, caf&aecute;s and parklands, with
- Clifton Beach only a short drive away for morning walks, afternoon swims or sunset strolls.

Combining space, privacy, versatility and an enviable tropical lifestyle, this is a truly rare opportunity to secure acreage living so close to the coast.

Don't miss your chance to make this exceptional Clifton Beach property your own.











## MORE DETAILS

| | |
|---|---|
| Property ID | 3Z09FMB |
| Property Type | AcreageSemi-rural |
| Land Area | 4837 m2 |
| Including | Air Conditioning |
| | Pool |
| | Deck |
| | Granny Flat |

**Kim Ryan 0410 500 342**
Sales Consultant | kim.ryan@ljheh.com.au

**LJ Hooker Cairns Edge Hill (07) 4053 9999**
81 - 83 Woodward Street, EDGE HILL QLD 4870
cairnsedgehill.ljhooker.com.au | cairnsedgehill@ljheh.com.au

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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LJ Hooker