



23 Ryan Street, East Innisfail

## Spacious Family Home with Dual Living Potential in Prime East Innisfail Location

Perched high on a generous 1,012sqm block, this elevated East-facing residence captures sea breezes and offers exceptional space, flexibility, and value. Ideal for families, investors, or those seeking a dual-living setup, this property truly has it all.

### Upstairs Features:

Light-filled 3-bedroom layout  
Two large living areas + sunroom  
Well-appointed kitchen  
Elevated outlook with great natural airflow

### Downstairs Retreat:

- conditioned multi-purpose room (4th bedroom/home office/games room)

Own shower, toilet & laundry

Private access via double carport — perfect for teens, extended family, or client-facing work

### Outdoor Highlights:

4 🚗 2 🚗 8 🚗

### FOR SALE

Offers over \$300,000

### AGENTS

Nikki Cunningham  
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### AGENCY

LJ Hooker Atherton  
(07) 4091 3144

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 LJ Hooker

Spacious covered entertainment area —ideal for relaxing or hosting guests  
Massive powered shed with mezzanine, 4-vehicle carport & 3rd toilet  
—perfect for hobbyists or tradies

Investment Potential:  
Currently tenanted on a periodic lease  
Estimated rental return: up to \$500/week  
48 hours' notice required for inspections

Location Perks:  
Central East Innisfail: close to schools, shops & river walks  
Just 1 hour to Cairns  
Minutes to stunning beaches like ETTY Bay  
Multiple boat ramps nearby for Great Barrier Reef access

An unbeatable mix of space, functionality, and lifestyle potential—all at a great price.

Call Nikki Cunningham on 0403 467 816 for more info or to arrange your inspection today.

### MORE DETAILS

Property ID	S18F1S
Property Type	House
House Size	98 m <sup>2</sup>
Land Area	1012 m <sup>2</sup>
Including	Air Conditioning Toilets (3) Deck Outdoor Entertaining Floorboards Secure Parking Fully Fenced

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