



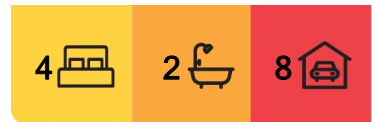
East Innisfail, 23 Ryan Street

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

Sitting high on a generous 1,012sqm block and perfectly positioned to capture refreshing sea breezes, this elevated East-facing home offers exceptional value, comfort, and versatility-ideal for families, investors, or those seeking a dual-living setup.

Upstairs boasts a light-filled three-bedroom home, featuring two spacious living areas, a sunroom, and a well-positioned kitchen. With elevated outlooks and great natural airflow, the home has a warm, welcoming feel.

Downstairs features a fully air-conditioned multi-purpose room-ideal as a fourth bedroom, rumpus/games room, or dedicated home office. It's complete with its own toilet, shower, and laundry facilities, plus separate access via the double carport, allowing privacy and convenience for guests, teens, extended family, or clients.



For Sale
Mid \$300,000's

View
By Appointment

Contact
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LJ Hooker Malanda
(07) 4096 5446

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.

Step outside to the large covered entertainment area, perfect for relaxed weekends or gatherings with friends.

For the hobbyist, tradesman, or car enthusiast, the property includes a massive shed with a mezzanine level, a third toilet, and 4-vehicle carports-an incredible addition rarely found in this price range.

Currently tenanted on a periodic lease, this property offers a potential rental return of up to \$500 per week-an attractive opportunity for investors, or alternatively, a comfortable option for owner-occupiers seeking a primary residence.

****please note 48hrs notice must be given for an inspection****

Location highlights:

*Centrally located in East Innisfail, close to shops, schools, river walks, and other town amenities

*Around 1 hour to Cairns

*Short drive to beautiful beaches, including the iconic Etty Bay

*Multiple nearby boat ramps for quick access to the Great Barrier Reef

This property offers space, functionality, and future potential-all at a very competitive price.

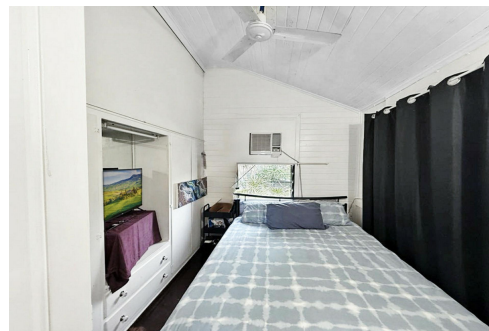
Contact Exclusive Agent Nikki Cunningham today on 0403 467 816 for more information or to arrange an inspection.

More About this Property

| | |
|----------------------|--|
| Property ID | VZHZE |
| Property Type | House |
| House Size | 98 m2 |
| Land Area | 1012 m2 |
| Including | Air Conditioning Toilets (3) Deck Dishwasher Outdoor Entertaining Floorboards Secure Parking Fully Fenced |

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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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