



1 Alison Close, Edge Hill

## Architecturally Distinct Family Living in Prestigious Edge Hill

Positioned in one of Cairns premier suburbs, this unique multi level residence offers an exceptional combination of space, versatility and relaxed tropical living. Thoughtfully designed to accommodate families of all sizes, the home delivers multiple living zones, generous accommodation and seamless connections to outdoor entertaining spaces.

The upper level serves as the heart of the home with open plan living and dining areas finished with soaring high ceilings extending effortlessly onto an expansive verandah whilst capturing the cool breeze and beautiful panoramic views.

The well appointed kitchen is complemented by a walk in pantry, servery and quality appliances, creating a functional and inviting space for everyday living and entertaining.

Privately positioned, the master bedroom suite features a walk in robe and ensuite, while two additional bedrooms, a family bathroom, powder room, dedicated laundry and internal access to the garage complete this level.

5 3 2

### FOR SALE

Price On Application

### VIEW

By Appointment

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

**LJ Hooker**

Downstairs, a substantial rumpus room with a built in bar and kitchenette extending to an enormous undercover verandah provides the perfect setting for entertaining, relaxing or guest accommodation.

This level also includes a fourth bedroom, study/fifth bedroom, bathroom and excellent storage options, offering flexibility for growing families, teenagers, home based professionals or multi generational living.

Within the established private landscaped grounds there is a large in ground pool and adjacent gazebo plus expansive lawn areas for children and pets to play.

Expansive covered outdoor areas embrace the tropical lifestyle Edge Hill is renowned for, providing ample room for alfresco dining, family gatherings and year round entertaining. The homes distinctive design, generous proportions and flexible floorplan create a residence that is both practical and impressive.

Located within the highly regarded Edge Hill State School and Cairns State High School catchment areas, and only moments from the vibrant Edge Hill Village, Botanic Gardens, walking trails, cafes and the Cairns CBD, this exceptional residence presents a rare opportunity to secure a substantial family home in one of Cairns most desirable locations.

Contact us today to arrange your private viewing of this outstanding property

## MORE DETAILS

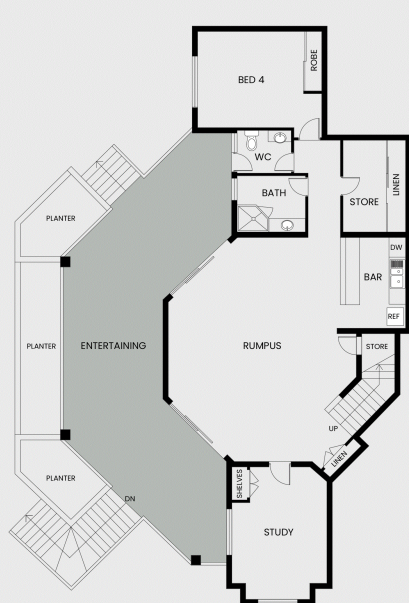
|               |                      |
|---------------|----------------------|
| Property ID   | 3YJGFMB              |
| Property Type | House                |
| Land Area     | 1229 m2              |
| Including     | Ensuite              |
|               | Study                |
|               | Air Conditioning     |
|               | Pool                 |
|               | Balcony              |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Secure Parking       |
|               | Fully Fenced         |
|               | Remote Garage        |
|               | Solar Panels         |

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker 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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