

Edge Hill, 11 Raintree Place

Views across the tree tops to the Pyramid

Positioned in a tightly held enclave of prestigious homes in Upper Edge Hill, with city glimpses, views to Walsh's Pyramid and a rainforest outlook from every window, this double storey residence offers contemporary design elements to ensure your easy transition into a serene and tranquil lifestyle at the end of a leafy cul-de-sac.

As you step inside, you will be greeted by a warm and inviting ambiance. The open-plan living and dining area finished with timber floors and high ceilings is flooded with natural light, creating a bright and airy atmosphere.

Perfect in design and function: Upstairs provides a large open plan living and dining area with central kitchen, master bedroom with walk-in-robe and ensuite and a further two bedrooms and family bathroom.

The well-appointed kitchen is the hub of the home and is equipped with quality appliances



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.



For Sale
Please Call

View
ljhooker.com.au/3U93FMB

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LJ Hooker Cairns Edge Hill
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and breakfast bar. The internal living opens to a stunning wrap around timber deck area perfect for entertaining with an aspect that extends across the pool and established gardens to the uninterrupted panoramic views.

The lower level of the home is connected by an impressive internal staircase and provides an open plan living space, kitchenette, two large further bedrooms, bathroom and large home office. Easy access from this level to the swimming pool and surrounding deck.

Improvements since current owner occupancy (2016)

Enclosure of downstairs deck to create a large bedroom with built in wardrobe and large floor to ceiling storage.

Internal stairwell with landing

Enclosure of upstairs deck to expand open plan living space

6x3m shed and 6x6m double carport

Installation of large louvred wall with sliding upper panels on outside deck to reduce easterly sun and weather.

13kwatts solar panels

New dishwasher installed prior to listing

Under house storage platform

Other features

Internal laundry

Split system air conditioning throughout

Solar hot water system

Dual occupancy potential

Within the catchment zones for Edge Hill State School and sought after, Cairns State High School

Lower garden area, partly cleared, with potential to further landscape to your needs.

The superb position enables easy access to the Edge Hill "Hub" of cafes, restaurants and shops plus the Botanic Gardens, the Tanks Precinct and the "Arrow" walking tracks. Call today to arrange your inspection!



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More About this Property

Property ID	3U93FMB
Property Type	House
Land Area	1161 m ²
Including	Ensuite Study Air Conditioning Pool Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Solar Panels 13kwatt of Solar

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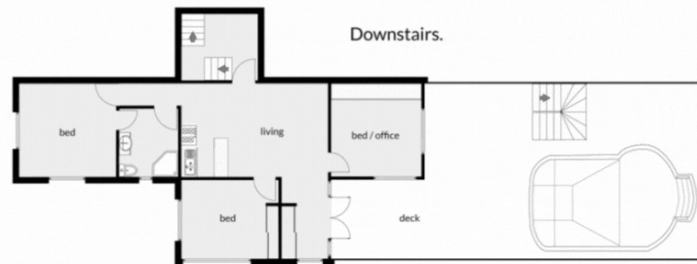


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