



116 Woodward Street, Edge Hill

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Timeless Queenslander in the Heart of Edge Hill – Exclusive Off-Market Opportunity

Positioned just moments from the vibrant Edge Hill Village cafe precinct, this beautifully maintained Queenslander presents an exceptional opportunity to secure a character-filled home in one of Cairns' most tightly held suburbs. Set on a generous, fully fenced 736 sqm allotment, the residence effortlessly combines timeless character with modern comfort while offering exciting potential to further enhance and add value.

Showcasing classic Queenslander features including soaring high ceilings, polished timber floors, casement windows and decorative ceiling roses, the home is filled with natural light and captures refreshing breezes throughout. Multiple living spaces provide flexibility for families, with formal lounge and dining areas complemented by an additional casual living zone adjoining the modernised central kitchen.

Accommodation comprises three generously sized bedrooms, each complete with built-in wardrobes. The spacious master bedroom

FOR SALE

Off Market Opportunity

VIEW

Sat 25th Jul @ 1:15PM - 1:45PM

AGENTS

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AGENCY

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enjoys a charming bay window and French doors opening to a versatile adjoining room, perfectly suited as a nursery, dressing room or private retreat. A separate home office further enhances the homes functionality, making it ideal for those working remotely or seeking additional flexible space.

Practical features include split-system air conditioning, an enclosed area beneath the home providing excellent storage, and secure accommodation for two vehicles with convenient drive-through access to the expansive rear yard.

Outside, established gardens frame the level backyard, offering endless possibilities to create your dream outdoor oasis. With ample space for a swimming pool, shed or additional entertaining area, there is still plenty of room for children and pets to enjoy.

Positioned approximately 350 metres from the popular Edge Hill Village cafe and restaurant precinct, the home also falls within the highly sought-after Edge Hill State School and Cairns State High School catchments. The Cairns Botanic Gardens, walking trails, CBD, Esplanade and both domestic and international airports are all just a short drive away.

Offered as an exclusive off-market opportunity, this is your chance to secure a timeless Queenslander in one of Cairns' most desirable suburbs, with exceptional lifestyle appeal and outstanding potential for future value.

Call Nadine today on 0423 602 606

MORE DETAILS

Property ID	3YU1FMB
Property Type	House
Land Area	744 m2
Including	Study
	Air Conditioning
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced

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