



12 Forest Avenue, Edge Hill

Picture Perfect Queenslander in Premier Location

Behind its classic Queenslander charm, this thoughtfully modernised home presents an inviting blend of traditional character and contemporary comfort, perfectly situated in one of Cairns most sought-after suburbs.

Set on a fully fenced 540m² block, the residence offers a spacious and versatile floor plan designed to accommodate a multitude of living arrangements. High ceilings throughout draw in abundant natural light and cooling breezes year-round, while timber flooring adds warmth and timeless appeal.

The upper level features two bedrooms and modernised bathroom, including the master bedroom with direct access to the rear deck, alongside an open-plan living, dining, and kitchen area designed for seamless family living and entertaining.

Downstairs, a third bedroom is accompanied by a generous room and a purpose built bar area, which can easily be converted into a second kitchenette to create a self-contained guest space.

The modern kitchen on the upper level is equipped with premium

3 2 2

FOR SALE
UNDER CONTRACT

AGENTS

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Interested parties must rely solely on their own enquiries.



Bosch appliances including an induction cooktop and generous bench space, while a purpose-built bar downstairs, wired with conduit for an optional additional oven, elevates entertaining possibilities.

Two outdoor entertaining spaces, include a generous rear deck and patio underneath, extend the living areas into the landscaped, low-maintenance gardens.

The fully fenced yard also features a garden shed and a cozy winter fire pit, perfect for gatherings throughout the seasons.

Comfort and convenience are further enhanced by air-conditioning, security screens throughout, internal storage, and a power box wired for a generator. The homes eco-friendly credentials are highlighted by 14 x 3.5kW solar panels and a solar hot water system, designed to reduce electricity costs.

Completing the package is a double carport with a cyclone-rated automatic roller door, providing secure parking for two vehicles.

Positioned within easy reach of Collins Avenue, the popular Edge Hill cafe precinct, the iconic Arrow walking tracks, and only a short drive from both the domestic and international airports, this property offers an exceptional lifestyle opportunity that combines timeless Queensland elegance with modern living conveniences.

Call today to arrange your inspection.

Auction On Site & Online Via Realtair.
6 December at 9:30am

- *Offers considered prior to Auction**

This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes

MORE DETAILS

Property ID	3XYMFMB
Property Type	House
Land Area	540 m2
Including	Air Conditioning Deck Floorboards Built-in-Robes Secure Parking Fully Fenced Solar Panels

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