



Edge Hill, 13 Lomond Close

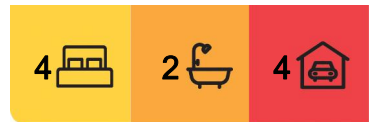
Modern Tropical Living in Sought-After Upper Edge Hill

Immaculate in presentation and finished in modern, neutral tones, this single level residence is positioned on 860sqm in a quiet cul de sac in Upper Edge Hill and offers a private, low maintenance lifestyle just moments from the heart of the suburb.

With polished concrete floors, approx. 2.6m high ceilings, split system air conditioning and a seamless indoor outdoor layout, this stylish home is designed for relaxed living in the tropics.

A spacious open plan living and dining area flows through floor to ceiling glass doors to the expansive undercover patio, the perfect space for entertaining or unwinding in total privacy.

The centrally located kitchen is well appointed with stainless steel appliances, a sleek mirrored splashback, generous storage, and island bench space.



For Sale

Auction On Site 2 July at 5:30pm

View

By Appointment

Contact

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LJ Hooker Cairns Edge Hill
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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Recent upgrades include a new stove top, ducted extractor fan and new dishwasher, ensuring modern functionality.

The master bedroom is thoughtfully positioned and features a walk in wardrobe and private ensuite.

Three further bedrooms (two with a built in wardrobe) plus office with its own external access adds flexibility for those working from home or hosting guests.

Modernised three way bathroom with separate rain drop shower over bath tub room.

Security mesh screens have been installed on all windows, along with the front and side doors.

A retractable insect screen has been added to the sliding patio door, enhancing both comfort and airflow.

Additional features include an internal laundry, rain water tank, double car accommodation at your door step and double bay shed (new roof and roller door) accessible through the side gates.

Set on a private, level block, the fenced backyard offers space for a future pool (if desired) amongst the beautiful landscaped gardens tended to with more than 12 years of organic gardening practice.

Enjoy the convenience of being within walking distance to the Edge Hill Bowls Club, the cafes and shopping precinct, Botanic Gardens and walking trails, all part of the lifestyle that makes Edge Hill so desirable.

Offering contemporary comfort, space and position, this quality residence is ideal for families, professionals or investors. Be quick to arrange your inspection!

Auction On Site & Online Via Realtair.

Wednesday 2nd July at 5:30pm

****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



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More About this Property

Property ID	2WJNFMB
Property Type	House
Land Area	860 m2
Including	Ensuite Study Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

Nadine Edwards 0423 602 606

Director | nedwards@ljheh.com.au

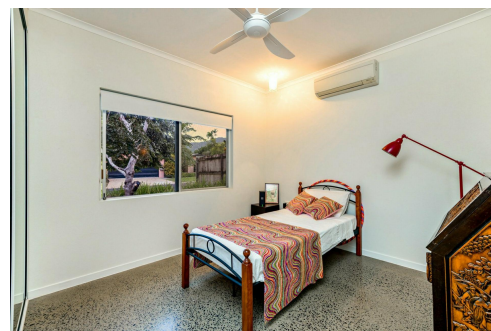
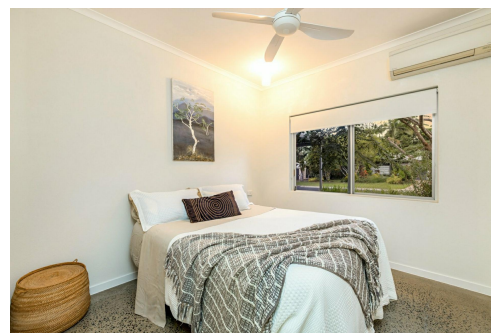
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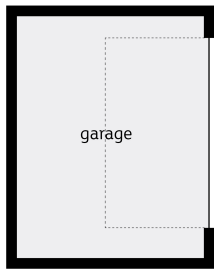
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Whilst LJ Hooker Edge Hill has made every effort to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only.