

## Edge Hill, 140 Greenslopes Street

### Elegant Family Queenslander in Prestigious Edge Hill

Positioned in the tightly held and highly sought after suburb of Edge Hill, this exceptional Queenslander home blends traditional charm with contemporary living.

Centrally positioned, approximately 270 metres from Edge Hill's popular dining and caf&aacute;eacute; precinct, and moments away from the Botanic Gardens, Tanks Arts Centre, and the Arrow walking tracks, plus a short drive to the Cairns CBD, Esplanade, and both domestic and international airports.

Set on 809sqm of level, landscaped grounds within the Edge Hill State School catchment, this residence is sure to impress with its timeless street appeal, functional family layout, and premium finishes.

Classic character features include polished timber floors, VJ walls, high ceilings, ornate cornices, casement windows, and louvres.



**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.



#### Auction

Sat 13th Sep @ 5:00PM

#### View

Wed 3rd Sep @ 5:00PM - 5:30PM

#### Contact

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**LJ Hooker Cairns Edge Hill**  
(07) 4053 9999



The lower level delivers expansive open plan living and dining, seamlessly extending through custom timber sliding doors to a generous rear deck, perfect for entertaining, with a picturesque outlook of the in ground pool and landscaped gardens. A media room is also positioned on this level.

The beautifully appointed kitchen is fitted with composite stone and stainless steel benchtops, an island bench with waterfall edge, quality oven and range hood, stainless steel appliances, a walk in pantry, and a clear view of the pool.

Upstairs offers five bedrooms (the fifth bedroom is oversized and would be ideal as a teenager's retreat), plus the main bathroom.

The master bedroom suite features an ensuite, walk-in robe, and private access to the rear verandah overlooking the pool and gardens.

A sixth bedroom or home office is located on the lower level, with direct access to the third bathroom, alongside a well designed internal laundry.

The fully fenced yard is child and pet friendly, with manicured tropical gardens and irrigation. The lagoon style pool with beach entry and mood lighting is separately fenced for safety.

Comfort is assured all year round with split-system air conditioning and ceiling fans throughout. Additional features include NBN connection, security and insect screens, solar electricity system, accommodation for two vehicles, further secure off street parking, and drive-through access to the rear yard.

Meticulously finished with quality fixtures and fittings, this remarkable property offers the perfect balance of refined elegance and modern convenience, setting the standard for tropical family living in Edge Hill.

Auction On Site & Online Via Realtair.

13 September at 5:00pm

**\*\*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

<b>Property ID</b>	3XN0FMB
<b>Property Type</b>	House
<b>Land Area</b>	809 m2
<b>Including</b>	Ensuite Study Air Conditioning Pool Balcony Deck Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Solar Panels

**Nadine Edwards 0423 602 606**

Director | nedwards@ljheh.com.au

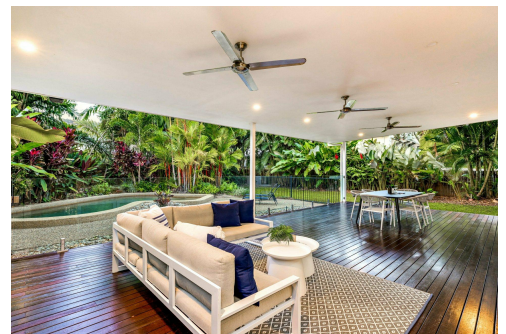
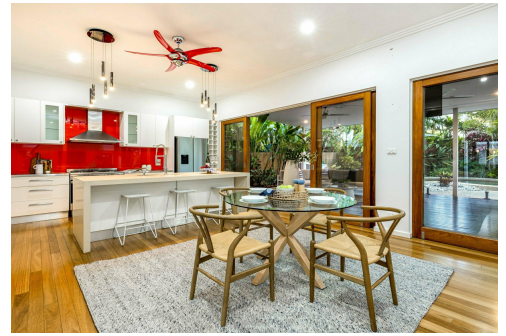
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Downstairs.



Upstairs.

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.