

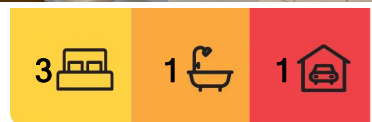
Edge Hill, 150 Russell Street

Convenient Living in Edge Hill

This well-maintained, single-level home presents an outstanding opportunity for professionals, investors, or empty-nesters seeking a blend of comfort, practicality, and lifestyle. Situated in the highly desirable suburb of Edge Hill, the property offers easy access to local schools, vibrant cafes and shops, and lush parks and walking trails, ensuring everything you need is right at your doorstep.

Highlights of the Home:

- **Updated Kitchen for Modern Living:** The contemporary kitchen features a convenient servery with a retractable insect screen, seamlessly connecting to the rear outdoor entertaining area, making it ideal for relaxed gatherings.
- **Generous Living Spaces:** The open-plan living and dining area is bright and airy, featuring air-conditioning for comfort. Large doors offer easy flow to both the front and rear outdoor spaces, enhancing versatility for indoor and outdoor living year-round.
- **Private Outdoor Retreat:** The expansive undercover timber deck at the rear is the perfect



For Sale
Please Call

View
ljhooker.com.au/3WJMFMB

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(07) 4053 9999

spot to unwind or entertain in complete privacy, surrounded by easy-care tropical gardens.

- **Comfortable Bedrooms:** All bedrooms are equipped with split-system air-conditioning ensuring a cool and comfortable environment throughout the year.
- **Sleek Bathroom:** A stylish bathroom with a separate bath and shower provides both functionality and relaxation.
- **Practical Laundry & Storage:** A spacious laundry/utility room adds to the home's functionality, providing ample storage and organization options.
- **Neutral Tones Throughout:** With a fresh, neutral colour palette, this home offers a versatile backdrop, allowing you to personalize the space to suit your style.
- **Additional Features:** NBN connectivity, security screens, solar, and car accommodation enhance the home's convenience and value.
- **Low-Maintenance Gardens:** The property boasts established tropical gardens with a flat lawn area, providing a peaceful oasis that requires minimal upkeep. There's also side access to a 6m x 6m colour bond shed with plumbing and power, leaving ample potential for further improvements, such as a pool to further increase the property's appeal.

This home is a perfect combination of ease, comfort, and future potential, offering an enviable lifestyle in one of Cairns' most sought-after locations. Whether you're looking for a place to call home or a smart investment, this property ticks all the boxes.

More About this Property

Property ID	3WJMFMB
Property Type	House
Land Area	723 m ²
Including	Air Conditioning Deck Solar Panels Solar Hot Water

Nadine Edwards 0423 602 606

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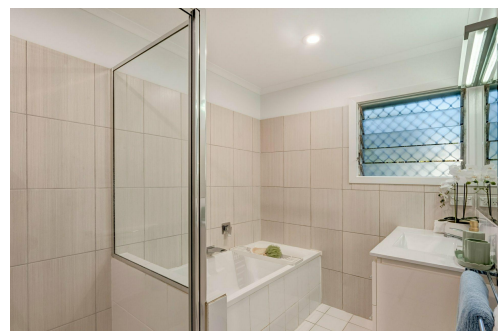
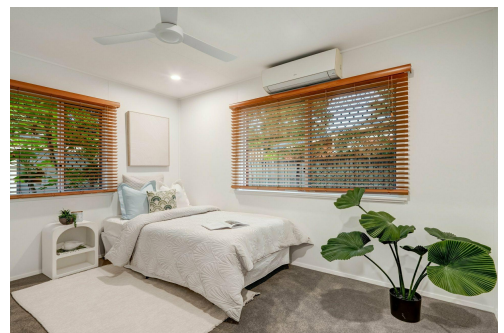
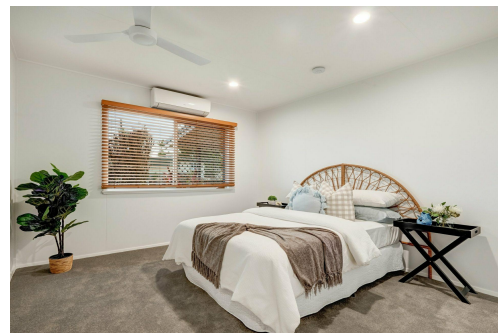
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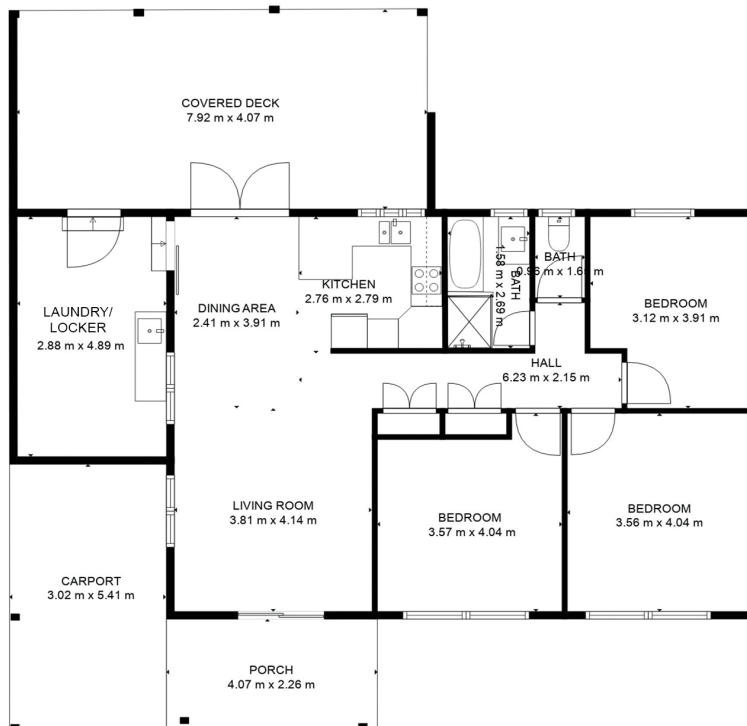
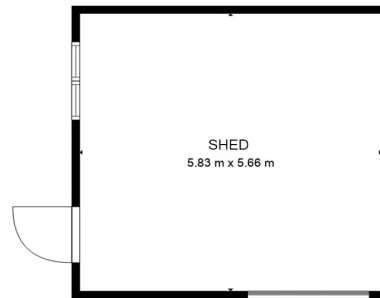
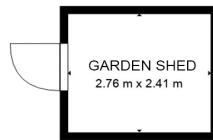
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Please note the site plan and floor plans are for marketing purposes and are to be used as a guide only.
Measurements are approximate and should not be relied on.