



19B Boden Street, Edge Hill

Contemporary Tropical Living in the Heart of Edge Hill

Perfectly positioned in one of Cairns' most sought-after suburbs, this beautifully designed residence delivers the ideal combination of modern style, low maintenance living and an unbeatable lifestyle location.

Just 300 metres from Edge Hill State School and an easy 800 metre stroll to the vibrant Edge Hill Village, you'll have boutique cafes, renowned restaurants, the Cairns Botanic Gardens, Tanks Arts Centre and the popular Arrow walking tracks all at your doorstep. The Cairns CBD, Esplanade and both domestic and international airports are also just minutes away.

Designed for effortless single level living, this immaculately presented home offers a spacious, practical floorplan with seamless indoor living. The light filled open plan living and dining area flows beautifully to an enclosed breezeway, creating a versatile second living space, home office or entertaining area.

At the heart of the home, the stunning kitchen is appointed with composite stone benchtops, a generous island bench and quality stainless steel appliances, making it as functional as it is stylish.

3 3 3

FOR SALE
\$865,000 Neg

VIEW
Sat 25th Jul @ 10:00AM - 10:30AM

AGENTS
Nadine Edwards
0423 602 606
nedwards@ljheh.com.au

AGENCY
LJ Hooker Cairns Edge Hill
(07) 4053 9999

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.

LJ Hooker

The privately positioned master suite is a peaceful retreat, complete with a walk in wardrobe and contemporary ensuite. Two additional double bedrooms, each with built in wardrobes, are serviced by a well appointed main bathroom featuring both a separate shower and bathtub.

Adding exceptional value is the fully detached studio/workshop with its own bathroom, ideal for a home business, creative space, gym, guest accommodation or additional storage.

Additional features include:

- High ceilings throughout
- Split system air conditioning
- Energy efficient 6.6kW solar power system
- NBN connectivity
- Security screens
- Internal laundry
- Oversized double garage with internal access
- Additional off street parking
- Easy care allotment

Offering quality, comfort and an enviable Edge Hill lifestyle within the coveted Edge Hill State School catchment, this exceptional home is ready for its next owners to simply move in and enjoy.

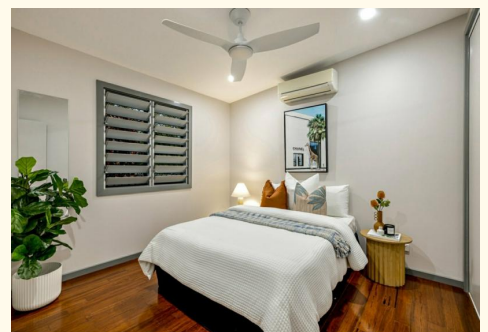
Inspect today and discover why Edge Hill continues to be one of Cairns' most desirable places to call home.

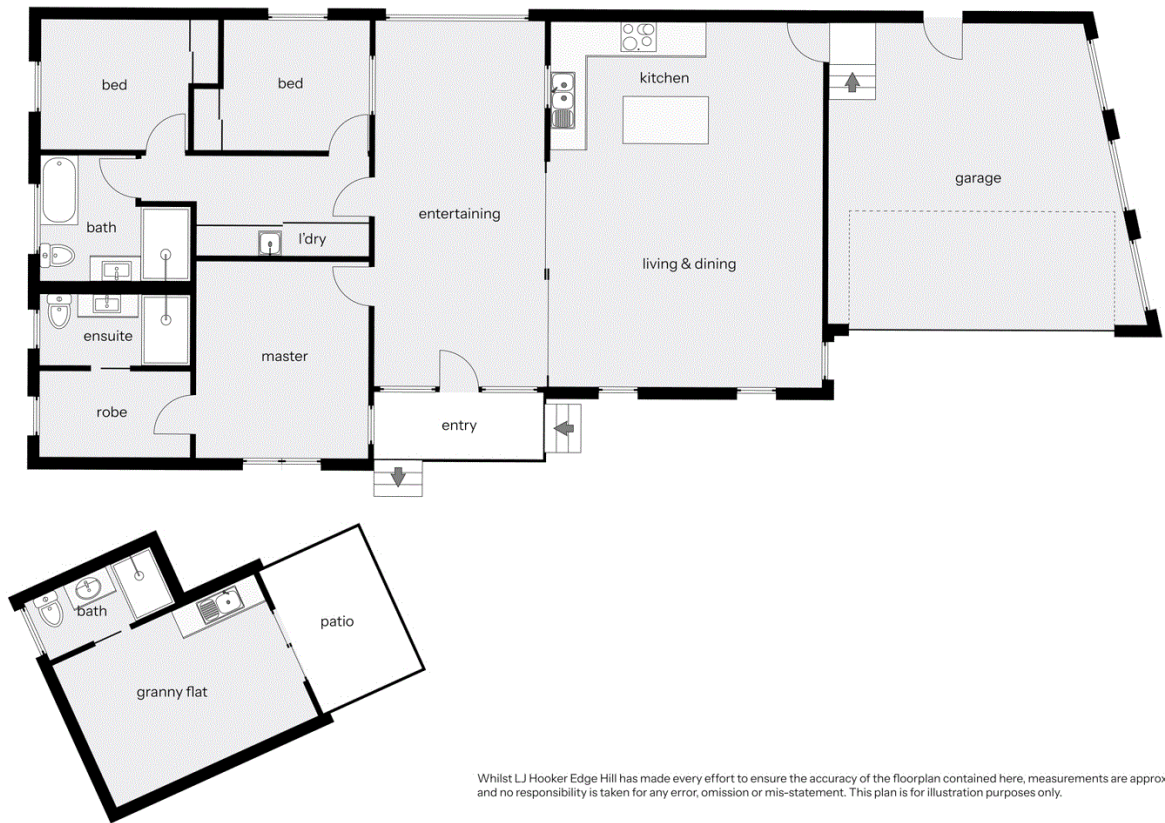
MORE DETAILS

Property ID	3RU0FMB
Property Type	House
Land Area	454 m2
Including	Ensuite
	Air Conditioning
	Courtyard
	Dishwasher
	Built-in-Robes
	Remote Garage
	Solar Panels

Nadine Edwards 0423 602 606
Director | nedwards@ljheh.com.au

LJ Hooker Cairns Edge Hill (07) 4053 9999
81 - 83 Woodward Street, EDGE HILL QLD 4870
cairnsedgehill@ljhooker.com.au | cairnsedgehill@ljheh.com.au





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.