




413 Mayers Street, Edge Hill

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## Charming Queenslander Cottage /u8211? Tropical Living at Its Best

**FOR SALE**

Please Call

**AGENTS**

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**AGENCY**

LJ Hooker Cairns Edge Hill  
(07) 4053 9999

Wake up to the aroma of fresh coffee from nearby cafes just steps away, or ease into your morning in the tranquil timber gazebo or beside the sparkling pool

This immaculately presented 2 bedroom, 2 bathroom Queenslander cottage captures the essence of relaxed North Queensland living with timeless charm and thoughtful design. Polished timber floors, classic tongue and groove paneling, and elegant casement windows infuse the home with warmth, character, and natural light.

The open plan layout is anchored by a centrally located, well appointed kitchen, seamlessly connecting indoor and outdoor spaces, perfect for entertaining or unwinding in comfort.

At the rear of the home, a spacious living area with elevated ceilings and floor to ceiling screened louvre windows, offer uninterrupted views of the lush tropical gardens and inviting inground pool, creating a true resort style ambience.

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**

A standout feature is the bespoke ironwork by Elefantus Cairns adorning the front door and windows, an artistic touch that celebrates local craftsmanship and adds unique personality to the home.

Modern comforts and convenience are thoughtfully considered with split system air conditioning, an internal laundry and plenty of space for everyday living.

Practicality meets peace of mind with a one car rear powered garage accessed by side vehicle access, 8.5kW solar system with cyclone switch over and additional storage shed.

Perfectly positioned in a highly sought after pocket of Edge Hill, this home is within walking distance to the Botanic Gardens and Arrow walking tracks, moments from local cafes and restaurants, and just a short drive to Cairns Airport and Cairns CBD and Esplanade.

With its classic charming Queenslander character, resort style pool and outdoor living and unbeatable location, this property offers a rare opportunity to embrace the very best of tropical lifestyle.

Call today to arrange your inspection!  
Auction On Site & Online Via Realtair.  
15 November at 9:30am

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• \*Offers considered prior to Auction\*\*

/u160?

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	3XVSFMB
Property Type	House
Land Area	540 m2
Including	Air Conditioning
	Pool
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Fully Fenced
	Solar Panels

**Nadine Edwards 0423 602 606**

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**Harriet Donnelly 0417 160 171**

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

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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.