



7 Bellevue Crescent, Edge Hill

Contemporary Luxury, Tropical Lifestyle, Dress-Circle Location

Built in 2012 and custom designed by Craig Burrows Custom Built Homes, this impressive residence occupies a prized position in one of Edge Hill's most sought after streets, combining contemporary style, generous proportions and abundant natural light with an effortless tropical lifestyle.

Thoughtfully designed for the Far North Queensland climate, the home delivers a welcoming and highly functional single level living arrangement, complemented by quality finishes, cool neutral tones, tiled flooring and air-conditioning throughout.

The versatile floor plan provides four spacious bedrooms, including a generous master suite with walk-in wardrobe and ensuite, together with a separate study nook and dedicated media room. Designed with family living in mind, there is an abundance of space to live, work, relax and entertain.

At the heart of the home, the open plan kitchen, living and dining areas create an impressive central hub. The well appointed kitchen features a generous island bench, stone benchtops, soft close cabinetry and quality stainless steel appliances, including a 900mm

4 2 2

FOR SALE

Auction On Site 24 October at 9:30am

VIEW

Wed 7th Oct @ 5:00PM - 5:30PM

AGENTS

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

AGENCY

LJ Hooker Cairns Edge Hill
(07) 4053 9999

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Interested parties must rely solely on their own enquiries.

LJ Hooker

freestanding oven.

Extending seamlessly from the main living areas (and serviced by a powder room), the oversized entertaining deck takes full advantage of the home's elevated, leafy setting. Private and beautifully positioned, it provides an inviting space for relaxed afternoons, outdoor dining and entertaining family and friends.

Downstairs, an expansive timber deck surrounds the solar heated swimming pool, creating a private and tranquil outdoor retreat. With plenty of room to entertain, relax poolside or simply enjoy the tropical climate, this level adds another dimension to the home's exceptional indoor outdoor living.

Vehicle accommodation is a particular highlight, with an oversized 8m x 8m double garage providing exceptional space for vehicles, storage and hobbies. With some maneuvering, additional off-street parking is also readily achievable.

Families will appreciate the property's position within the Edge Hill State School and Cairns State High School catchment areas, while the vibrant Edge Hill village precinct is close by, offering popular cafes, restaurants, boutique shops and everyday amenities.

The Cairns Botanic Gardens, Tanks Arts Centre, public transport and popular Arrow walking tracks are also within easy reach. Both Cairns Airport terminals and Cairns CBD are just a short drive away, placing work, travel, entertainment and the best of Cairns conveniently within reach.

Property Features

- Four spacious bedrooms, including master suite with walk-in wardrobe and ensuite
- Single-level living and bedroom accommodation
- Separate study nook and dedicated media room
- Spacious open-plan living and dining areas
- Well-appointed kitchen with stone benchtops, soft-close cabinetry and quality stainless-steel appliances
- 900mm freestanding oven
- Oversized private entertaining deck with leafy outlook
- Integrated outdoor BBQ
- Solar-heated swimming pool with expansive surrounding timber deck
- Multiple private outdoor entertaining areas
- Oversized 8m x 8m double garage with remote access
- Additional off-street parking potential

- 16sqm storage room
- Air-conditioning and tiled flooring throughout
- Built in 2012 and custom designed by Craig Burrows
- Desirable dress-circle Edge Hill setting

A thoughtfully designed contemporary residence that embraces its tropical surroundings, 7 Bellevue Crescent offers space, privacy, exceptional vehicle accommodation and effortless indoor outdoor living in one of Edge Hill's most desirable settings. Call today to arrange your inspection.

Auction On Site & Online Via AuctionsLive.
24 October at 9:30am

- *Offers considered prior to Auction**

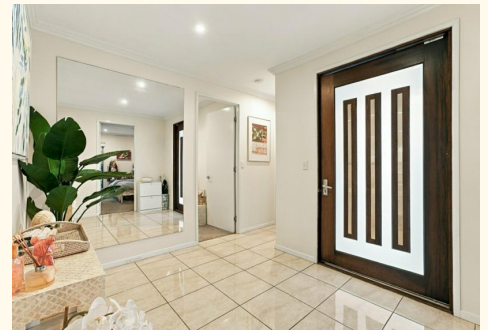
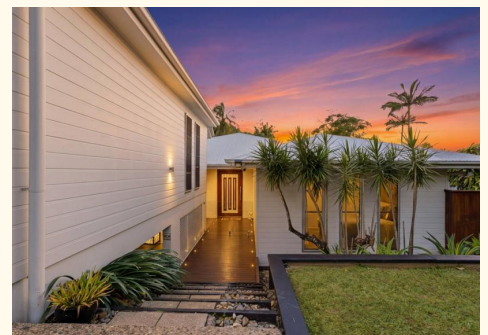
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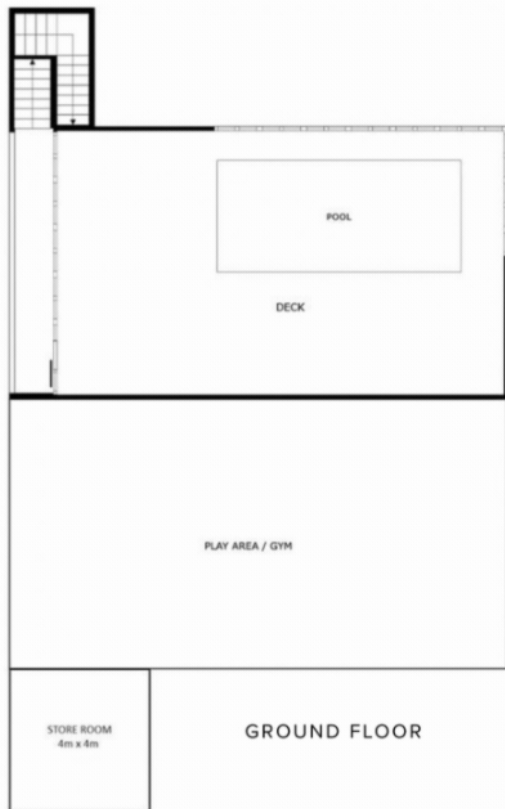
MORE DETAILS

Property ID	3Z34FMB
Property Type	House
Land Area	624 m2
Including	Ensuite
	Air Conditioning
	Pool
	Deck
	Dishwasher
	Built-in-Robes
	Secure Parking
	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





7 BELLEVUE CRESCENT, **EDGE HILL**

Whilst every attempt has been made to ensure the accuracy of this floorplan, furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Interested persons should rely on their own enquiries.