



3/22-24 Collins Avenue, Edge Hill

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Modern Renovated Retreat with Tropical Surrounds

Modernised freestanding house combining style, functionality, and comfort creates a light filled sanctuary perfect for an owner occupier or investors. Featuring two generously sized bedrooms and a stylish bathroom, every detail has been carefully considered.

Step into the open plan living and dining area, enhanced by soaring vaulted ceilings that create a sense of space and elegance.

The contemporary kitchen boasts a gas stove top, electric oven, and rangehood, complemented by striking black fixtures and fittings that continue throughout the home.

Enjoy year round comfort with split system air conditioning and ceiling fans throughout, while natural light floods every room, accentuating the homes modern finishes and stylish interiors.

The internal single level living area and both bedrooms open effortlessly to two separate screened spacious patio areas, ideal for enjoying morning coffee or relaxing evenings in privacy.

Car accommodation includes an electric garage with internal access

FOR SALE

Please Call

AGENTS

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AGENCY

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and a separate carport. In addition to these, the property offers ample parking and storage options for a boat, camper van, or guests. The surrounding garden creates a private tropical retreat, with lush rainforest surrounds, a manicured lawn accessible by vehicle through double gates, and low-maintenance garden beds.

Adjacent to the Botanic Gardens, the property enjoys a serene natural setting and is accessed via a private road just moments from the Red Arrow walking track. It's also within walking distance of the cosmopolitan buzz of Edge Hill Village, with its vibrant shops, cafes, and restaurants.

Located within the catchment of the highly sought after Edge Hill State School and Cairns State High School. The home is also a short drive to Cairns Airport, the Esplanade, and the Cairns CBD.

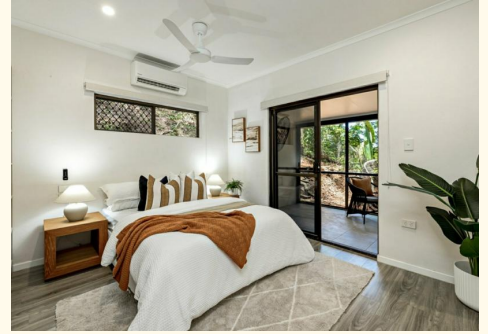
Call today to arrange your inspection!

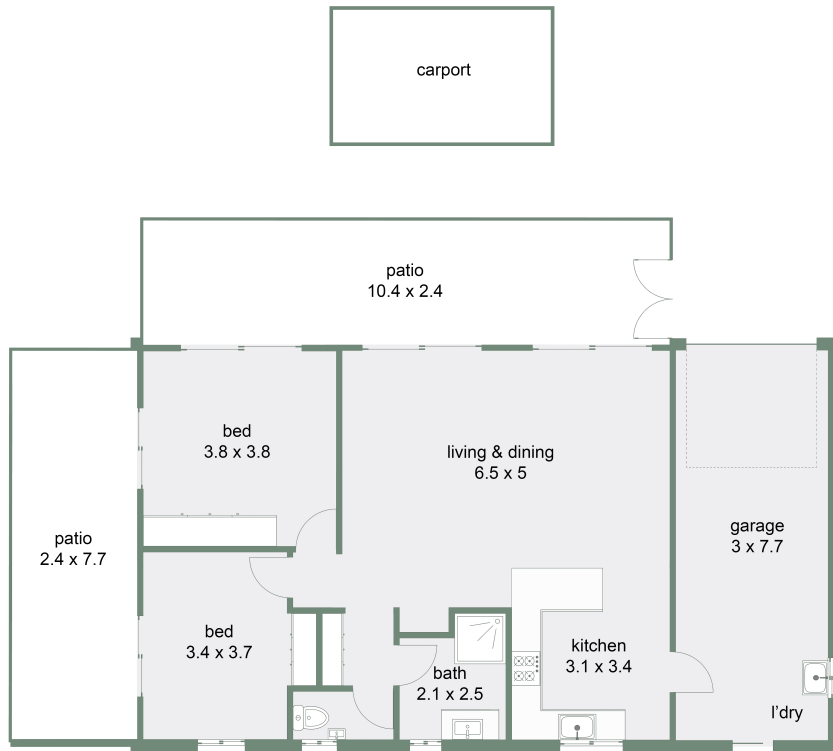
MORE DETAILS

Property ID	3XZWFMB
Property Type	House
Land Area	792 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Fully Fenced

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