



## Edge Hill, 6/10 Crathern Close

Blank Canvas, Potential Masterpiece.

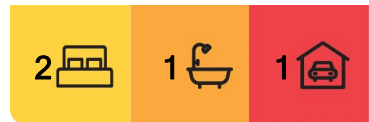
Situated in the highly sought-after suburb of Edge Hill, this townhouse offers entry level living for the astute buyer or investor.

Part of an exclusive complex of just eight townhouses, it provides the perfect balance of convenience, comfort, and lifestyle—ideal for professionals, empty nesters, or small families.

Inside, the open-plan layout seamlessly connects the living, dining, and kitchen areas, creating a bright and inviting space.

Upstairs offers some architectural flair with high ceilings and feature windows and two spacious bedrooms separated by a well-appointed bathroom.

The private rear patio extends from the internal living and is ideal for outdoor relaxation or



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/3GJKFMB](http://ljhooker.com.au/3GJKFMB)

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

**Disclaimer:** 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.

entertaining.

A secure, dedicated undercover car space is at your doorstep adding to the home's practicality and ease.

This property is perfectly positioned within walking distance of the popular Arrow walking tracks, vibrant caf&acute;s, and renowned restaurants dotted along Collins Avenue.

With its design and unbeatable accessibility, this townhouse is a must to inspect! Arrange your inspection today!

This properties body corporate fees are \$3,876.25 per Annum.

Auction On Site & Online Via Realtair.

25/03/2025 at 5.30PM

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

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 About this Property

<b>Property ID</b>	3GJKFMB
<b>Property Type</b>	Townhouse
<b>Land Area</b>	92 m2
<b>Including</b>	Air Conditioning Courtyard Built-in-Robes

**Nadine Edwards 0423 602 606**

Director | nedwards@ljheh.com.au

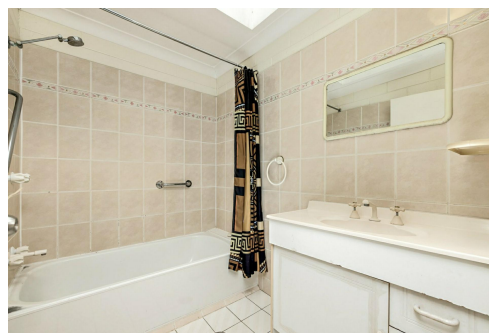
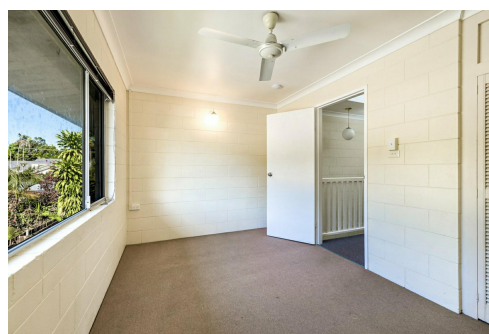
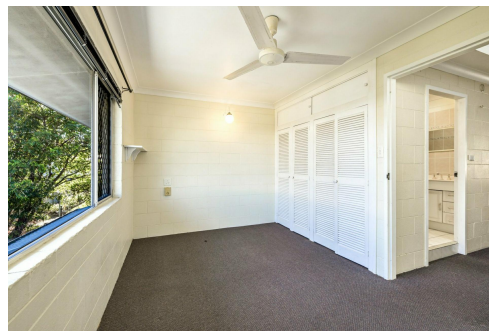
**Harriet Donnelly 0417 160 171**

Sales Associate to Nadine Edwards | harriet@ljheh.com.au

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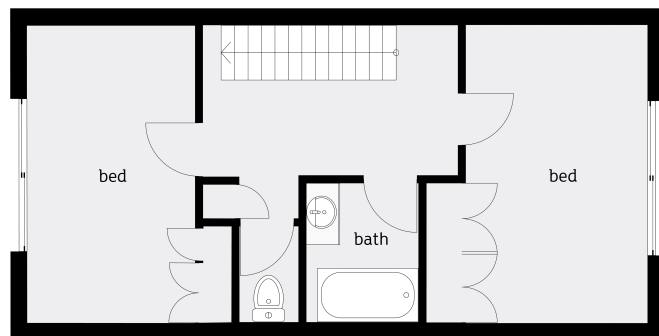
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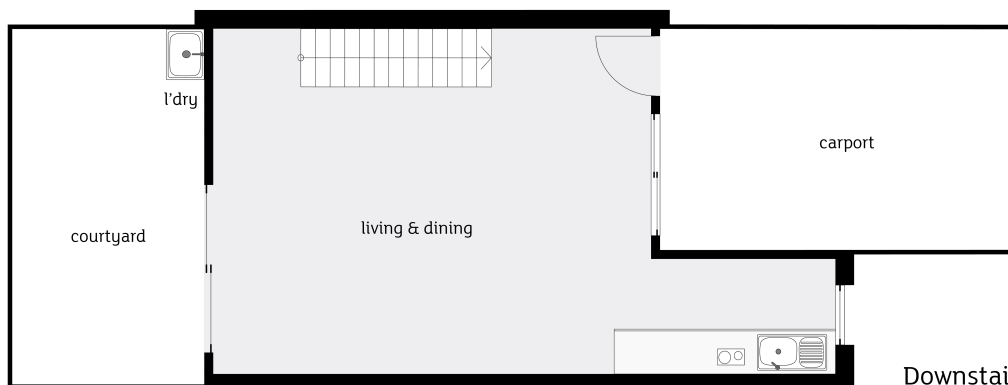
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Upstairs.



Downstairs.

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.