







Unit 1/22-24 Collins Avenue, Edge Hill

Elevated Family Living with Self-Contained Studio & Captivating City and Ocean Views

Positioned in an elevated setting to capture beautiful city and sea views, this beautifully modernised residence delivers an exceptional combination of style, versatility and low-maintenance living. Thoughtfully designed across two levels, this townhouse offers generous family accommodation together with a fully self-contained studio, making it an outstanding opportunity for owner-occupiers, extended families, investors or those seeking additional income potential.

The lower level forms the heart of the home, where a light-filled open plan living and dining area flows effortlessly to the outdoor entertaining space. A modern well-appointed kitchen has been thoughtfully designed with both style and functionality in mind, featuring quality Bosch appliances including a gas cooktop and electric oven, generous bench space, walk-in pantry and an additional full-height pantry cupboard, ensuring exceptional storage for everyday living and entertaining. Sliding glass doors extend the dining area outdoors, creating a seamless connection between the interior and the lush tropical surrounds.

4 2 2

FOR SALE
$950,000 Neg

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

LJ Hooker

Upstairs, the spacious master retreat enjoys elevated views across the city skyline to the sea beyond, creating a peaceful sanctuary to begin and end each day. Three additional bedrooms provide comfortable accommodation for family and guests, while two well-appointed bathrooms, one on each level, and an internal laundry add to the home's practical design.

A generous, covered balcony on the upper level provides the perfect place to relax, entertain or simply unwind while enjoying cooling breezes and picturesque views through the surrounding treetops towards the city and sea.

Adding outstanding versatility is the fully self-contained studio, complete with its own kitchenette, open plan living area, bathroom and separate bedroom. The bedroom opens directly onto a private patio deck where you can enjoy peaceful sea views, making it ideal for multi-generational living, guest accommodation, a teenager's retreat home office, potential Airbnb or rental income (subject to any relevant approvals).

Surrounded by established tropical greenery and easy-care landscaped gardens, the property offers privacy and tranquillity without the burden of extensive maintenance.

Positioned within the highly regarded Edge Hill State School and Cairns State High School catchment zones, and just moments from shopping centres, cafes and everyday amenities, this exceptional property is also only a short drive from the Cairns CBD, Esplanade and Airport. Combining flexible living options with a sought-after elevated outlook, it presents a rare opportunity to secure a spacious home in one of Cairns' most desirable lifestyle locations.

Arrange your inspection today and discover the lifestyle and versatility this exceptional property has to offer.











MORE DETAILS

Property ID	3YWSFMB
Property Type	Townhouse
Land Area	265 m2
Including	Ensuite
	Air Conditioning
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced

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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.

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