

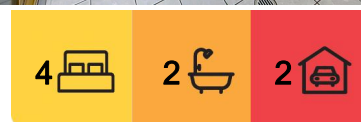
## Edmonton, 12 Cattleya Close

### Spacious Family Home with Dual Living Areas on an Expansive Corner Block

Set on a generous 800m<sup>2</sup> corner block and surrounded by high fencing for enhanced privacy, this immaculately presented family home delivers the perfect blend of space, comfort, and practicality.

Designed for versatile family living with separate living areas, including a formal lounge and dining space-ideal for entertaining or creating dedicated zones for relaxation. Stay comfortable year-round with air conditioning throughout, powered efficiently by a 6.7kVa solar system.

The well-appointed kitchen features a dishwasher and a sliding servery window that opens directly onto the covered outdoor patio-perfect for casual alfresco dining or entertaining friends and family.



#### For Sale

Low to Mid \$600,000

#### View

By Appointment

#### Contact

**Nikki Cunningham**

0403 467 816

nikki@ljhatherton.com



**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.

**LJ Hooker Atherton**  
(07) 4091 3144

With four spacious bedrooms, all carpeted for comfort, three featuring built-in mirrored robes-there's plenty of room for the whole family. The master bedroom includes a private ensuite, while a second bathroom and separate toilet located off the laundry add to everyday convenience.

Additional features include:

- \*Security screens on all windows and doors for peace of mind
- \*Double remote garage with internal access to the backyard
- \*Garden shed for extra storage
- \*Prime corner block location close to public transport (Sunbus services) and essential amenities

Whether you're upsizing, relocating, or looking for a strong investment opportunity, this property is a must-see.

Contact exclusive agent Nikki Cunningham today on 0403 467 816 to arrange your inspection.

## More About this Property

Property ID	RZ4F1S
Property Type	House
Land Area	800 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

**Nikki Cunningham 0403 467 816**  
Property Sales Consultant | [nikki@ljhatherton.com](mailto:nikki@ljhatherton.com)

**LJ Hooker Atherton (07) 4091 3144**  
10 Main Street, ATHERTON QLD 4883  
[atherton.ljhooker.com.au](http://atherton.ljhooker.com.au) | [atherton@ljhatherton.com](mailto:atherton@ljhatherton.com)



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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
 BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
 All enquiries must be directed to the agent, vendor or party representing this floor plan.

