



4 Carruthers Street, Edmonton

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## Sold Under the Hammer!

Offered to the market for the first time in 24 years, this exceptional single-level family home has been designed for easy, low-maintenance living and is vacant and move-in ready.

Set on a fully fenced 1751sqm allotment, the property delivers space, functionality, and lifestyle, with stunning mountain views and abundant birdlife creating a peaceful retreat.

Property features include:

- Impressive open-plan layout with two separate internal living areas
- Central kitchen featuring stainless steel appliances, walk-in pantry and ample bench space
- Seamless connection to both front and rear patios, ideal for entertaining
- Three generous bedrooms with built-in wardrobes
- Fourth room suitable as a home office or additional bedroom
- Master bedroom positioned at the rear with walk-in wardrobe and spacious ensuite featuring double vanities and shower recess
- Main bathroom with deep soaking tub, shower recess and separate toilet

Additional highlights:

- Split-system air conditioning throughout

**FOR SALE**

Please Call

**AGENTS**

Kim Ryan

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**AGENCY**

LJ Hooker Cairns Edge Hill

(07) 4053 9999

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**

- Fully tiled interiors
- Combined crime mesh and security screens
- Internal laundry with built-in storage
- Double remote garage with convenient internal access
- Wired for generator, 2 phase power

Outdoors, the expansive yard is child and pet friendly, complete with established gardens, fruit trees and a vegetable patch. There is excellent side vehicle access with no height restrictions plenty of additional off-street parking, and a triple-bay shed perfect for tradies, boats or caravans.

Conveniently located within walking distance to MacKillop Catholic College, and close to local shops, shopping centers, cafes, restaurants, medical facilities, primary and secondary schools, public transport, and sporting amenities. Approximately 20 minutes' drive to Cairns CBD.

Inspection will not disappoint!

### MORE DETAILS

Property ID	3Y93FMB
Property Type	House
Land Area	1751 m2
Including	Ensuite Study Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Wired for generator

**Kim Ryan 0410 500 342**

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