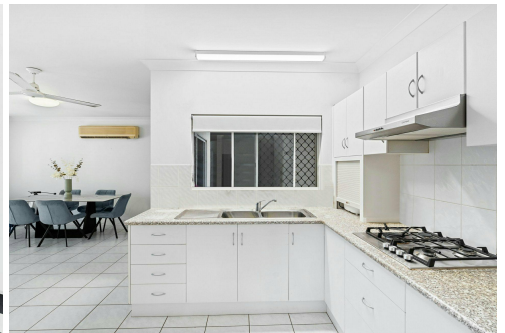
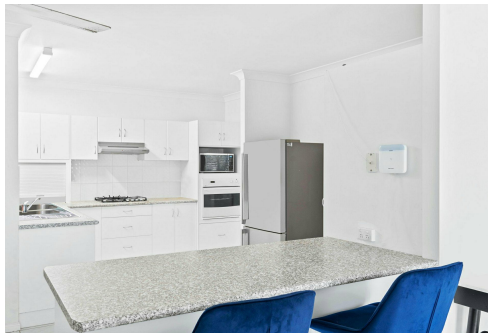




Gordonvale, 7 Patrick Close

Perfect Entry Level Home or Suitable Investment

Welcome to 7 Patrick Close, a 3-bedroom, 2-bathroom home nestled in the heart of tranquil Gordonvale - presenting an exceptional opportunity for families and investors alike.

Situated in a quiet cul-de-sac and set on a generous 758m2 block, this well-proportioned home offers a stack of desirable features including side vehicle access, double lock up garage with loads of storage solutions, 10kw solar power, large outdoor undercover entertaining area and plenty of backyard for kids & pets to play. Other features include:

- Fully fenced backyard with side access, set on 758m2
- Large, central kitchen provides ample storage, breakfast bar, gas cooking
- Separate living and dining areas affords generous space & comfort for the whole family, both rooms upgraded with plantation shutters
- Three sizable bedrooms, main with private ensuite and a convenient walk-in wardrobe
- Huge undercover patio overlooking backyard, perfect for entertaining



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.

3

2

2

For Sale
Please Call

View
ljhooker.com.au/3WD1FMB

Contact
Aimee Ingram
0457 750 513
a.ingram@ljheh.com.au

LJ Hooker Cairns Edge Hill
(07) 4053 9999

- Additional multi-purpose room provides a sizable enclosed and undercover space that could be used as an office, workshop, storage
- Internal laundry
- Double remote lock up garage
- Split system air conditioners and tiled flooring throughout
- Extra security in place including crim safe, remote shutters on outside windows
- 10kw solar, installed in 2022
- Low maintenance backyard with garden shed and rainwater tank, plenty of room for addition of pool or larger shed
- Currently rented at \$550.00 per week until December 2024
- Council rates \$3100.00 per annum

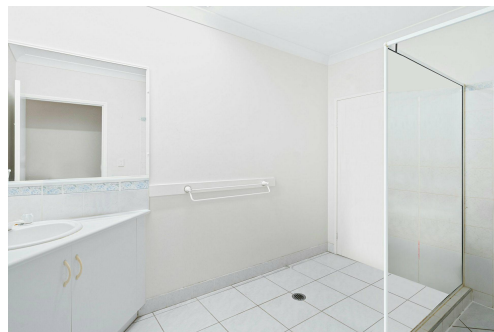
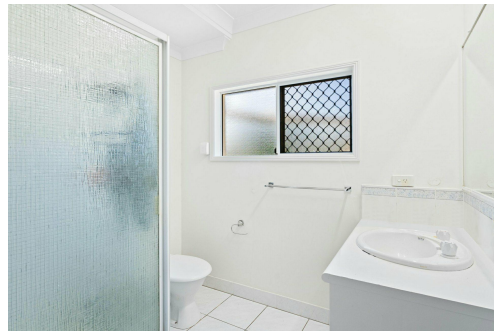
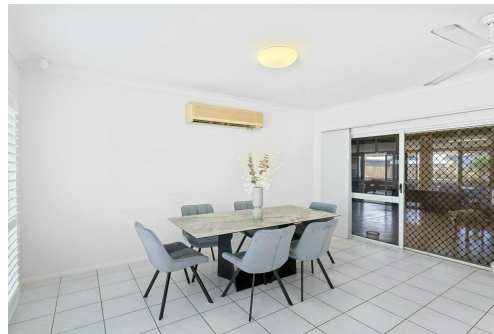
Located within close proximity to popular schools, public transport routes, Woolworth's shopping precinct and amenities and just a 20-minute drive to Cairns CBD via the brand-new Bruce Highway connection.

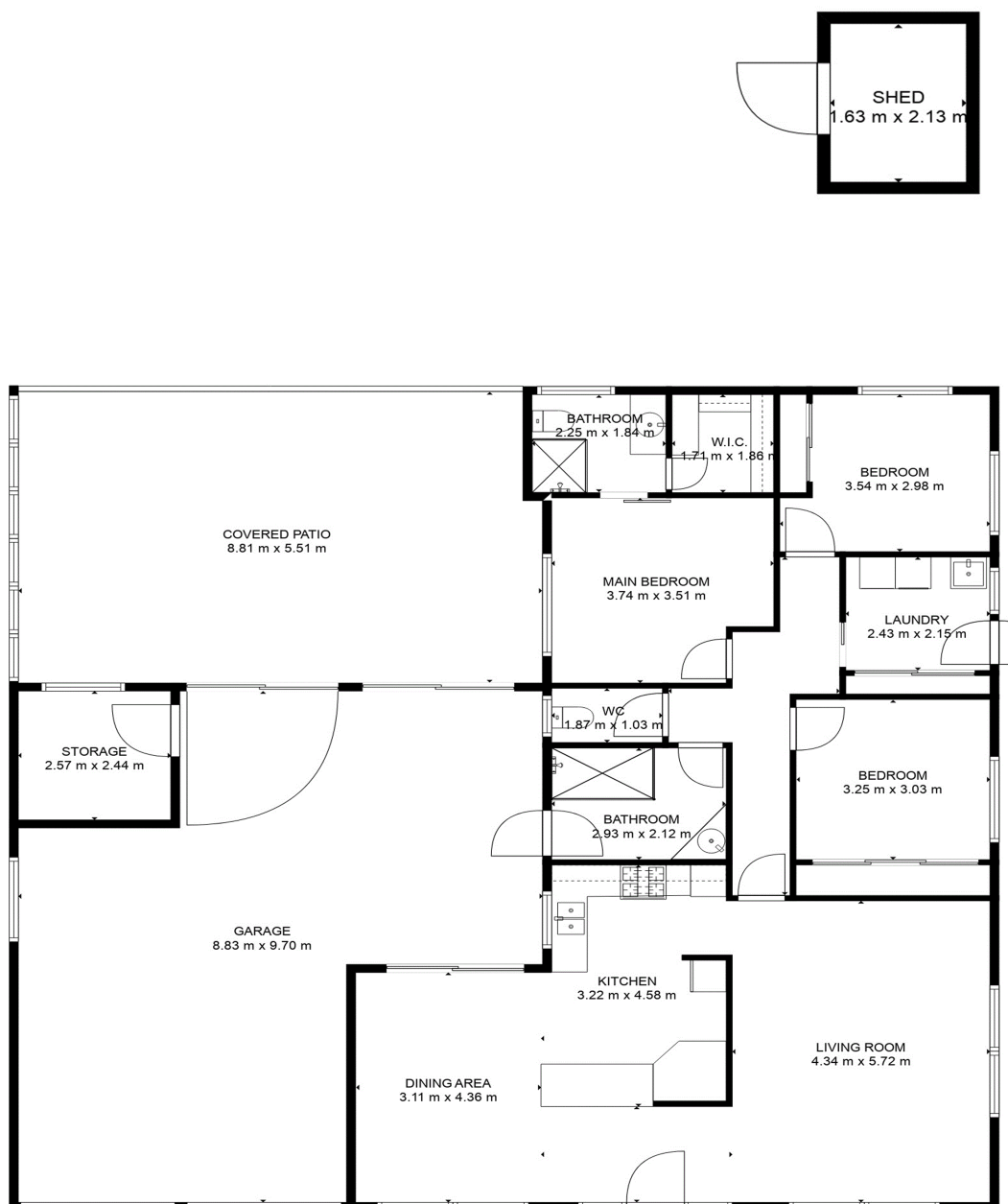
More About this Property

Property ID	3WD1FMB
Property Type	House
Land Area	758 m²
Including	Ensuite Air Conditioning Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

Aimee Ingram 0457 750 513
 Sales Consultant | a.ingram@ljheh.com.au

LJ Hooker Cairns Edge Hill (07) 4053 9999
 81 - 83 Woodward Street, EDGE HILL QLD 4870
 cairnsedgehill.ljhooker.com.au | cairnsedgehill@ljheh.com.au





FLOOR PLAN

Plan is not to scale and is indicative of layout. It is for illustrative purposes only. All room sizes and dimensions shown on this plan, including, but not limited to, doors, windows, cabinets are approximate. Property Shots Australia gives no guarantee to the accuracy of the document.

7 Patrick Close, Gordonvale