




13 Cycas Close, Kamerunga

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## Enjoy the Picturesque Surrounds and Tranquility...

Positioned on 823sqm in Rainforest Estate, an exclusive community surrounded by uninterrupted rainforest views. This Van Dyke pole home offers a unique lifestyle opportunity to the astute buyer with the Barron River Gorge and many local bushwalks and swimming holes all within easy access.

Well-maintained character residence offering an air-conditioned open plan living and dining area showcasing raked ceilings, polished timber floors that extend onto the spacious covered verandah & deck that provide private and usable outdoor living space all year round with a sensational rainforest backdrop.

Modern central kitchen with stone benchtops, gas cooking, Bosch dishwasher, ample storage options, and a clear view to the deck perfect for entertaining.

Custom designed for tropical living with plenty of natural light and cool breezes filtering throughout the home.

The upper level offers three bedrooms, all air-conditioned and built-in wardrobes.

**FOR SALE**

Please Call

**AGENTS**

Kim Ryan  
0410 500 342  
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**AGENCY**

LJ Hooker Cairns Edge Hill  
(07) 4053 9999

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Brand new main bathroom where you also have direct access from the master bedroom.

The lower level offers laundry/utility room, small, work shop area (approx 3 x 1.5) ample storage, two-car covered accommodation plus additional room for a boat/caravan & further visitor parking in the street.

The easily accessible yard has plenty of grassed area for kids to play &mdash; this is quite unique for properties that enjoy this lush tropical location.

Conveniently positioned close to James Cook University, State and Private Schools, Smithfield & Redlynch Shopping Centres, Cairns CBD, Cairns International Airport and Cairns Northern Beaches. Close to numerous swimming holes, bushwalks to Glacier Rock and beyond, bike tracks to Lake Placid and town.

Homes of this quality with these character features and position are rare and only an inspection will reveal the true charm and ambience this property offers.

Body Corporate approx. \$1,211 p.a.  
Council Rates approx. \$1,633 half-yearly

## MORE DETAILS

Property ID	3XNRFMB
Property Type	House
Land Area	823 m2
Including	Air Conditioning Deck Dishwasher Floorboards Built-in-Robes Solar Panels

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