



3 Raphis Close, Kamerunga

Make your move today!

These sellers require a deadline sale, this family residence is vacant and move in ready.

Showcasing unparalleled space and comfort, you'll feel it from the moment you step inside the formal entry with high ceilings.

Spanning two levels, this versatile layout allows plenty of room for extended family. A double-storey brick exterior, timber features, and generous light-filled interiors combine to create a character-filled home that is move-in ready.

Ground Level:

- Perfect for guest or teenage accommodation with a spacious bedroom including walk-in robe
- Bathroom with shower recess and bathtub
- Generous-sized separate living space with leafy aspect
- Central kitchen with stone benchtops, new gas cooktop, dishwasher, and ample storage with pantry (microwave is not included)
- Open-plan dining extends through to covered entertaining area
- Large storage under the staircase
- Internal laundry with built-in cabinetry

Easy-care grounds complete with garden shed, vehicle access via

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AUCTION

Tue 16th Jun @ 5:30PM

VIEW

Sat 30th May @ 10:00AM - 10:30AM

AGENTS

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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**

double gates, and additional off-street parking

Separately fenced in-ground pool and grassed area with plenty of room for kids and pets in the securely fenced 827sqm grounds

Double lock-up remote garage with external access

Upper Level:

- Three generous-sized bedrooms, each with walk-in robe
- Master bedroom positioned at the rear of the home with ensuite, walk-in robe, and Juliet balcony offering privacy and views
- Main bathroom with separate toilet

Highlights include:

- Covered rear entertaining area with direct views of the pool from the kitchen
- Fully air-conditioned with security screens throughout
- Access to under-staircase storage
- 827sqm easy-care grounds with landscaped gardens, fenced sides and rear

Location Benefits:

Walking distance to Peace Lutheran School, within Freshwater State School & Redlynch State College catchment zones, and central to other popular public and private schools.

Close to James Cook University, Smithfield and Redlynch Shopping Centres, Cairns CBD, Cairns International Airport, and Cairns Northern Beaches.

Nearby swimming holes, bushwalks to Glacier Rock, bike tracks to Lake Placid, and more.

Arrange your inspection today!

Auction on site Tuesday 16/6/26 5.30pm

This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

MORE DETAILS

Property ID	3YK7FMB
Property Type	House
Land Area	827 m2
Including	Air Conditioning
	Pool
	Balcony
	Dishwasher
	Secure Parking
	Fully Fenced
	Remote Garage
	Walk in Wardrobes

Kim Ryan 0410 500 342

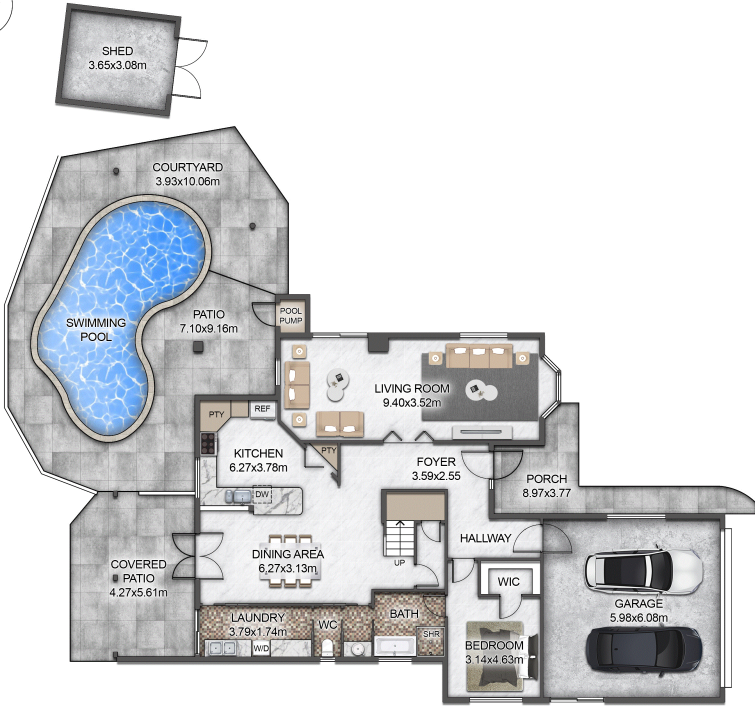
Sales Consultant | kim.ryan@ljheh.com.au

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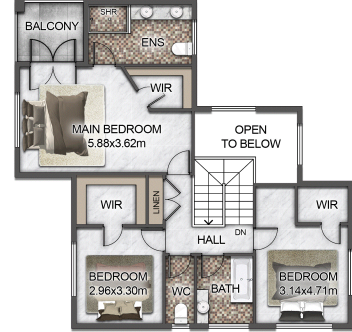
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FLOOR 1 PLAN



FLOOR 2 PLAN

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.

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