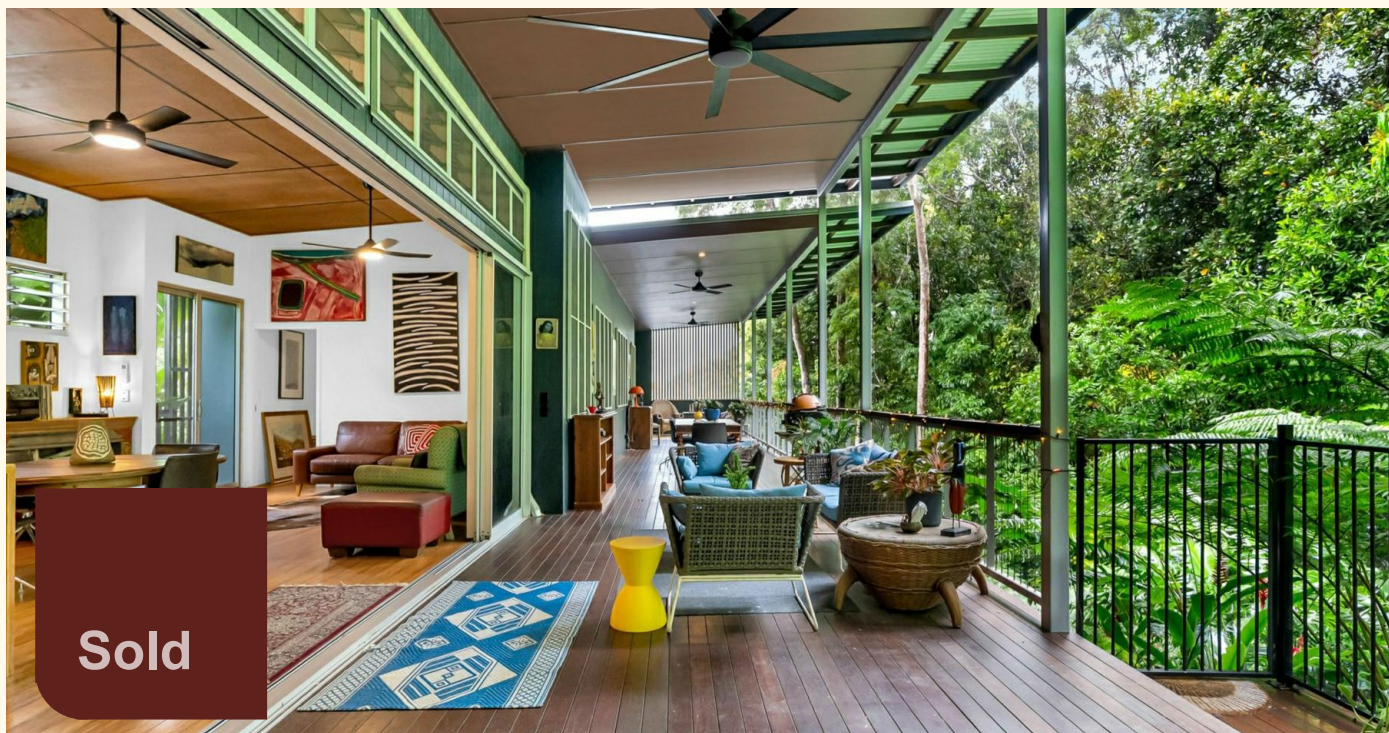




6 Cycas Close, Kamerunga

## Unconditional Offer Prior to Auction!

Nestled in a peaceful cul-de-sac within a private tropical setting, this stunning residence offers the perfect fusion of indoor and outdoor living.

Designed with practicality and comfort in mind, the home embraces natural light and cooling cross-ventilation throughout. Bamboo flooring and soaring plywood-lined ceilings create a warm, contemporary aesthetic, beautifully complemented by a fresh colour palette and modern finishes.

At the heart of the home is a well-appointed central kitchen featuring gas cooking and striking waterfall-edge timber cabinetry, perfectly positioned for effortless entertaining and family living.

The flexible floorplan offers spacious accommodation, including a versatile fourth bedroom or guest retreat complete with ensuite and its own private external and internal access &mdash; ideal for visitors, extended family, or a home office setup.

The master suite enjoys its own private balcony where you can relax with your morning coffee while taking in the tranquil rainforest

4 2 3

### FOR SALE

Please Call

### AGENTS

Kim Ryan  
0410 500 342  
kim.ryan@ljheh.com.au

### 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.



backdrop. Three bedrooms include built-in wardrobes and all are equipped with air conditioning for year-round comfort.

The stylish modern bathroom has been thoughtfully designed as a wet room, featuring a corner bath, walk-in shower and floor-to-ceiling tiling.

Set on a lush 963m<sup>2</sup> allotment, the outdoor spaces are equally impressive with an expansive entertaining deck capturing uninterrupted tropical rainforest views and creating a true private sanctuary.

Additional features include:

- Three-car accommodation with lockable storage and extra-high ceilings suitable for a boat or caravan
- 6.29kw LG MonoX Plus Solar

Conveniently located close to James Cook University, quality state and private schools, Smithfield and Redlynch Shopping Centres, Cairns CBD, Cairns International Airport and the Northern Beaches. Enjoy easy access to nearby swimming holes, Glacier Rock walking trails and bike tracks through to Lake Placid and beyond.

Council Rates: Approx. \$ 1633.45  $\frac{1}{12}$  yearly  
Body Corporate: \$1061.65 approximately annually  
Currently tenanted until 19/8/26

Disclaimer:

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   | 3YKNFMB          |
| Property Type | House            |
| House Size    | 114 m2           |
| Land Area     | 963 m2           |
| Including     | Air Conditioning |
|               | Toilets (2)      |
|               | Balcony          |
|               | Deck             |
|               | Dishwasher       |
|               | Floorboards      |
|               | Built-in-Robes   |
|               | Solar Panels     |

**Kim Ryan 0410 500 342**

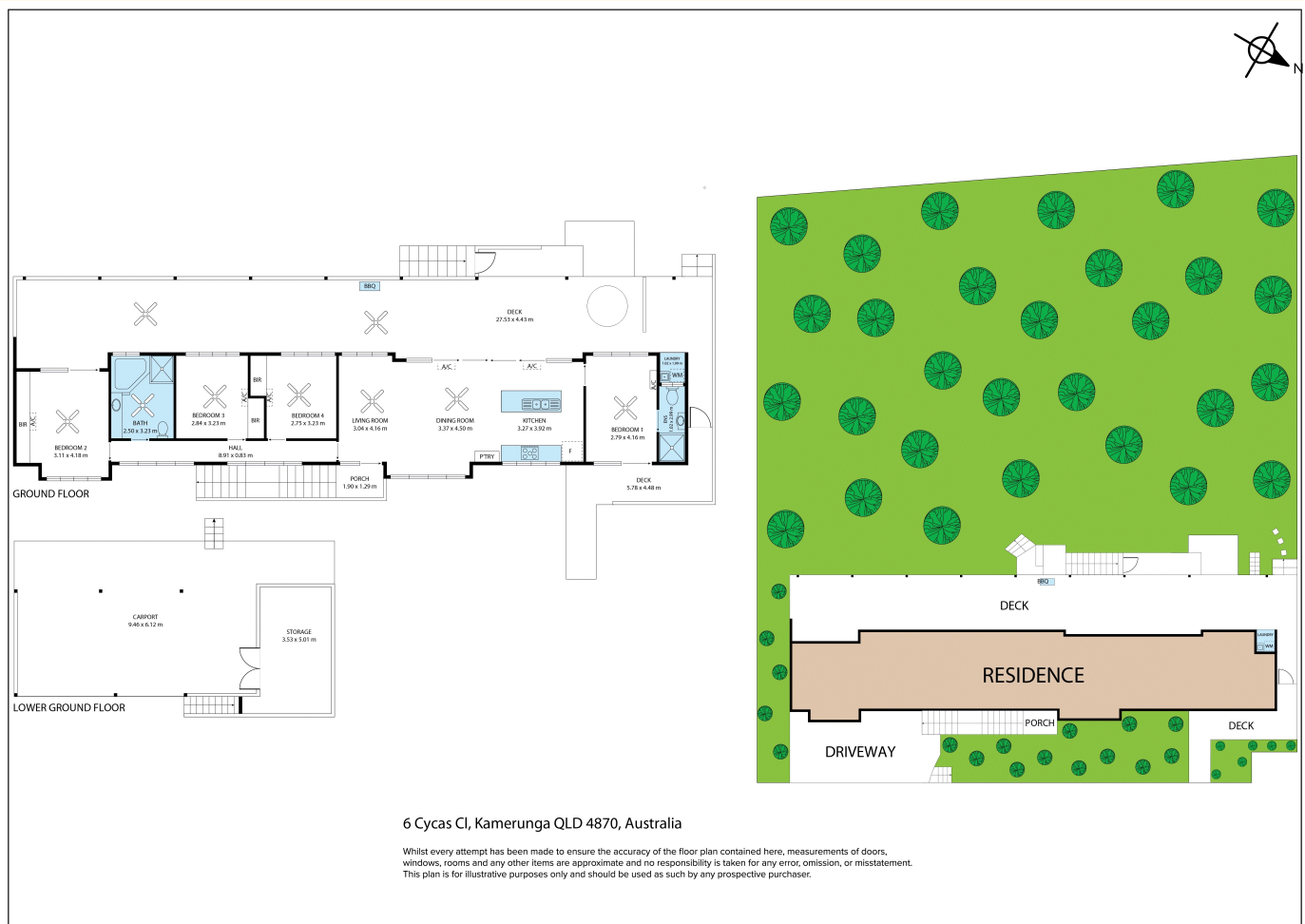
Sales Consultant | [kim.ryan@ljheh.com.au](mailto:kim.ryan@ljheh.com.au)

**LJ Hooker Cairns Edge Hill (07) 4053 9999**

81 - 83 Woodward Street, EDGE HILL QLD 4870

[cairnsedgehill.ljhooker.com.au](mailto:cairnsedgehill.ljhooker.com.au) | [cairnsedgehill@ljheh.com.au](mailto:cairnsedgehill@ljheh.com.au)





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