



18/20-38 Sandwich Street, Kamerunga




## Another Sold Under The Hammer!

Seller Committed Elsewhere!

'Barron River Gardens' is in a tropical pocket of Kamerunga, only minutes from Freshwater. From the moment you enter, you will be captivated by the serenity and privacy this little oasis offers. This impeccable 3-bedroom townhouse is one of only 24 town homes, bordered by hectares of riverfront parklands, offering a low-maintenance, carefree lifestyle with privacy and security.

This contemporary home showcases custom refurbished interiors, with shiplap ceilings, a cleverly designed built-in storage nook, tiled flooring throughout the living and kitchen area, loads of storage, stone benchtops and a servery making entertaining a breeze.

- Three generous-sized air-conditioned bedrooms with new flooring throughout (two with built-in wardrobes & master with walk-in wardrobe)
- Main bathroom has bathtub and vanity with stone benchtop
- Three toilets (2 upstairs, 1 downstairs)
- Master with ensuite with stone benchtop and walk-in robe, complete with your own private balcony with leafy aspect & water

3  2  2 

### 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.

 **LJ Hooker**

views

- Contemporary kitchen with gas cooking, dishwasher, quality appliances, stone benchtops and ample storage options
- Oversized fenced rear courtyard with no mowing required, established easy-care gardens, and direct backing onto the iconic Barron River & offering peace, privacy, and a truly tranquil setting
- Two exclusive car parks (secure remote garage with internal access, plus carport)
- Large resort-style swimming pool including a covered BBQ and sprawling lawn area to enjoy the mountain backdrop
- Pet-friendly complex (upon body corporate approval)
- Oversized townhouse in one of the most sought-after lifestyle locations in Cairns
- Walkway through to the amazing riverfront parklands & direct access from the complex
- Individually water metered

Body Corporate Fees approx: \$6,999 p.a.  
Cairns Council Rates approx: \$1,551 half-yearly

Secure your slice of Kamerunga & call today before it disappears!

Auction On Site & Online Via RealTAir  
Tuesday 29 July at 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

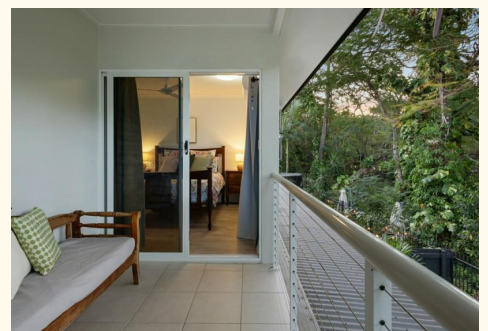
Property ID	3XGKFMB
Property Type	House
House Size	104 m2
Land Area	224 m2
Including	Ensuite Air Conditioning Toilets (3) Courtyard Balcony Dishwasher Built-in-Robes Secure Parking Fully Fenced

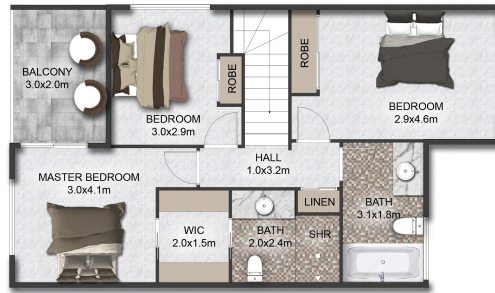
**Kim Ryan 0410 500 342**

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

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

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FLOOR TWO



FLOOR ONE

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. ©RealFocusCairns.com.au

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