



## Kanimbla, 25 Garland Close

**SOLD Under the Hammer!**

This solid brick home provides the perfect environment for relaxed family living. Set back from the street, this single level brick home allows you to enjoy multiple entertaining areas.

- \* Elevated cul-de-sac position on a 864m2 fenced block.
- \* Central kitchen with gas cooking and ample storage options.
- \* Boasting a flexible floorplan - open plan tiled lounge/dining which extends to a separate living area with external access great if you work or run a business from home.
- \* Three bedrooms each with built in wardrobes and air conditioning.
- \* Additional multi purpose room/ fourth bedroom plus workshop.
- \* Oversized laundry/utility room.
- \* Air conditioned, security screens and established leafy gardens are perfect for



**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.

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1

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**For Sale**

Please Call

**View**

[ljhooker.com.au/3VPDFMB](http://ljhooker.com.au/3VPDFMB)

**Contact**

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



relaxing.

\* Double carport, expansive covered outdoor patio overlooks easy care grounds with mountain views.

\* Moments from parks, schools, city transport, shops and reserve.

Auction On Site & Online Via Realtair.

7/02/24 at 05:30pm

Unless Sold Prior To Auction.

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 About this Property

<b>Property ID</b>	3VPDFMB
<b>Property Type</b>	House
<b>Land Area</b>	864 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes

### Kim Ryan

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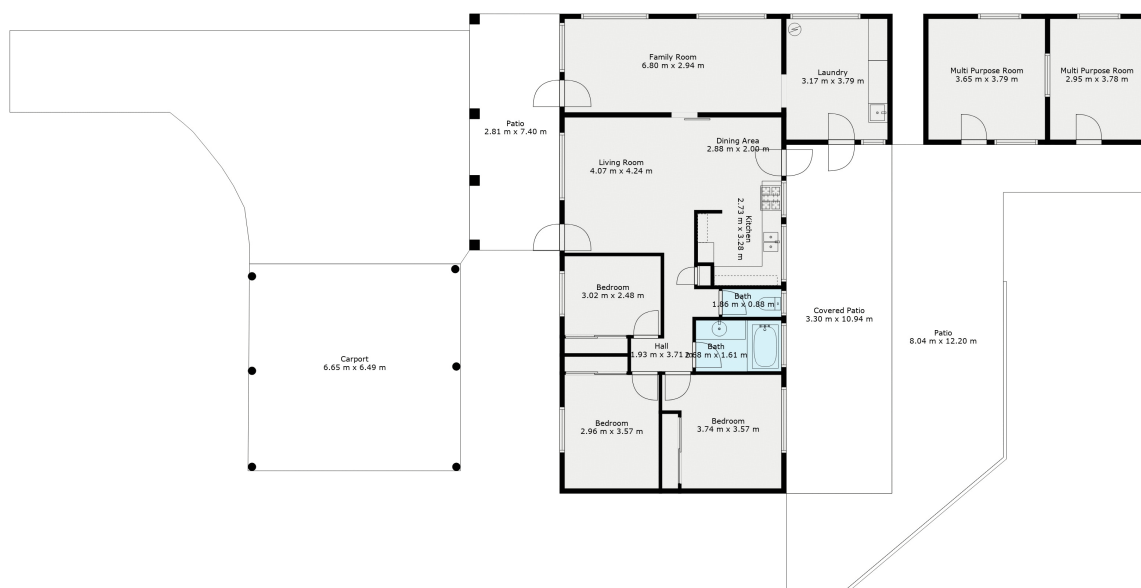
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FLOOR AREA  
Internal 137sqm, Patio 36 sqm, Carport 43 sqm  
Total area 216 sqm (approx.)

Measurements Are Approximate And Indicative Only And No Guarantee As To Their Accuracy Can Be Given. Realfocus Cairns.com.au



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