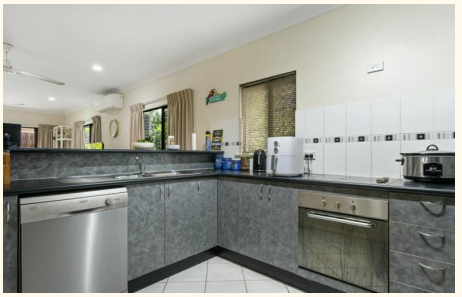


11 Venice Close, Kewarra Beach

Calling all Investors!

Located in an enviable coastal position of Kewarra Beach this home is urgently awaiting new owners/investor to call it their own.
Immediate income as there is a long-term tenure in place until December 2026.

This single level residence is tucked away in a quiet close offering low maintenance living and a relaxed beachside lifestyle.
Flexible layout showcasing open plan tiled living and dining areas which extend to the covered private patio and level lawn area.
Central kitchen with ample benchtops, stainless steel appliances including electric cooktop, oven, and dishwasher.

Other additional selling features include:

- 3 bedrooms each with built in wardrobes
- Air conditioning throughout, security screens and expansive tiled living/dining area.
- Master bedroom is positioned at the rear of property with ensuite and built in wardrobe and flows out onto the level lawn area.
- Main bathroom has shower over bathtub and separate toilet
- Double lock up remote garage with internal access.
- Fenced sides and rear yard 408m2, with established low maintenance grounds making it child and pet friendly.

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

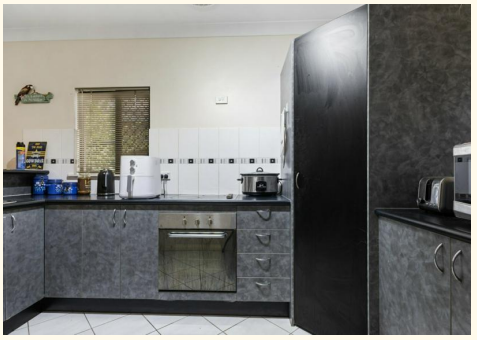
Conveniently located, a short stroll to the local shops, parklands, Doctors, childcare, caf&aecute;, local public transport. Short drive to Trinity Anglican School, James Cook University, Smithfield Mountain Bike Park, Smithfield & Clifton Beach Shopping Centres, boat ramp. Approximately 25mins to Cairns International and Domestic Airport and Cairns CBD.
Arrange you inspection today!

MORE DETAILS

Property ID	3YDFFMB
Property Type	House
Land Area	408 m2

Kim Ryan 0410 500 342
Sales Consultant | 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 | cairnsedgehill@ljheh.com.au



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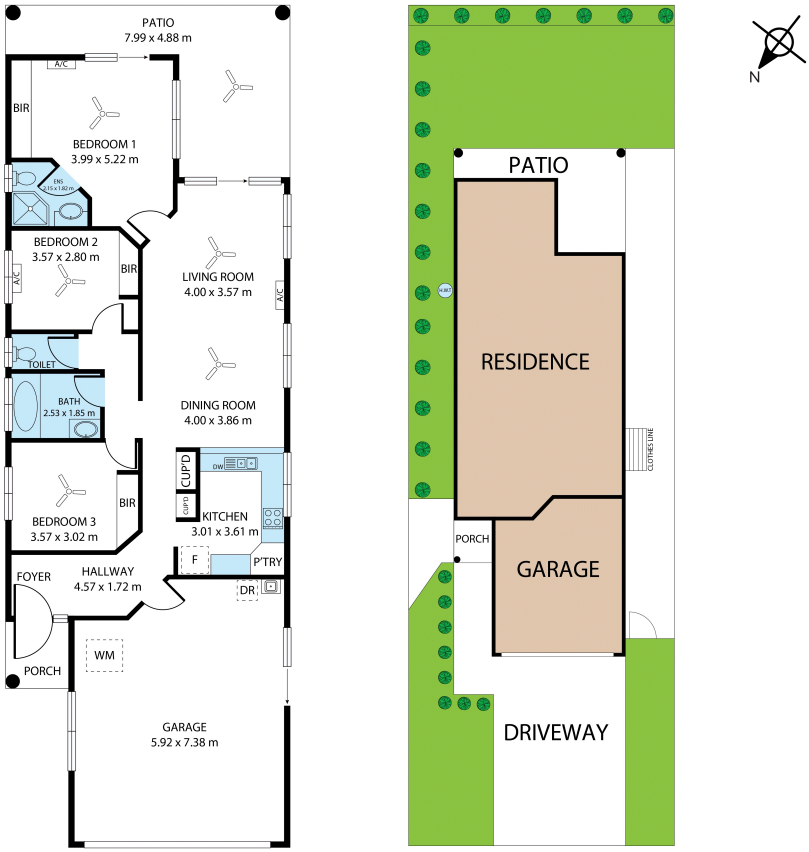

11 Venice Close, Kewarra Beach, Queensland, 4879

TOTAL APPROX. FLOOR AREA 146 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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LJ Hooker