



48 Nova Street, Kewarra Beach

## Sold Under the Hammer!

Located in an enviable coastal position of Kewarra Beach this home and is awaiting new owners to call it their own.

This single level rendered block residence is tucked away in a leafy street offering low maintenance living and a relaxed beach lifestyle. Flexible layout showcasing open plan tiled living and dining areas which extend to the expansive covered private patio overlooking the pool and established gardens and mountain views. Well-appointed central kitchen with stone benchtops, quality stainless steel appliances including 900mm gas cooktop and electric oven, ample storage options servery easy for outdoor entertaining.

Additional selling features include:

- 3 bedrooms each with built in wardrobes
- Split system air conditioning throughout
- Fully security screened
- Master bedroom has an ensuite (shower, basin and toilet)
- Main bathroom has a separate shower, bath and toilet
- 6.6kw solar panels great for energy saving on your electricity
- Double lock up remote garage extra deep
- Internal laundry.
- Fenced sides and rear yard 700m<sup>2</sup>, level lawn area with established gardens.

3  2  2 

**FOR SALE**

Please Call

**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**

- Easy access to the "Sunbird Dog Park"
- Separately fenced inground pool surrounded with lush tropical gardens creates the perfect oasis to relax and soak up the sunshine.
- Inclusions are cyclone protection mats for all windows
- New garden shed great for all your garden storage.

Conveniently located, a short stroll to the local shops, Trinity Anglican School, parklands, the beach, Doctors, childcare, cafes, the local sports fields, and sports club at Trinity Beach and local public transport. And it's a short drive to James Cook University, Smithfield Mountain Bike Park, Smithfield and Clifton Beach Shopping Centres, a variety of restaurants in Trinity Beach and Palm Cove, Bluewater Bar and Grill and Bluewater Boat ramp. It is approximately 25 minutes to Cairns International and Domestic Airport and the Cairns CBD.

Arrange you inspection!

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	3Y7BFMB
Property Type	House
Land Area	700 m2
Including	Air Conditioning Pool Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels

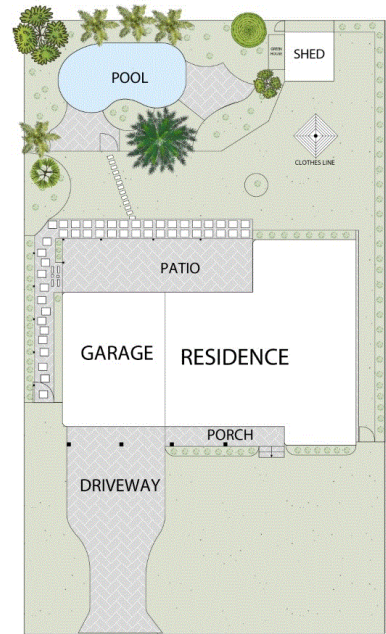
**Kim Ryan 0410 500 342**

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

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48 Nova Street, Kewarra Beach, Queensland, 4879  
TOTAL APPROX. FLOOR AREA 150 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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