



## Mooroobool, 12 Smallwood Street

Sold Pre-Market - Renovators Delight!

Endless Potential in a Prime Mooroobool location...

Packed with potential, this 3-bedroom home is the perfect blank canvas for buyers with a vision. Whether you're a first home buyer, seasoned renovator or investor looking to add value, this solid property offers an exciting opportunity to create something truly special.

Set on a generous block with valuable side access, there's plenty of room for future extensions (STCA), a shed, or even a pool. Inside, you'll find a functional layout with a central living/dining/kitchen area, three bedrooms, and a bathroom, all ready for a refresh.

Property Features:

- Three bedrooms, two with built-in wardrobes
- Spacious bathroom and separate toilet



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/3XKXFMB](http://ljhooker.com.au/3XKXFMB)

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

- Single carport with plenty of further off-street parking
- Side access - ideal for boats, trailers or added improvements
- Timber floorboards
- Sunroom

Located in the established suburb of Mooroolbool, you're close to schools, parks, local shops and just a short drive to Cairns CBD.

If you're ready to roll up your sleeves and add your own touch, this is the one!

## More About this Property

|                      |                               |
|----------------------|-------------------------------|
| <b>Property ID</b>   | 3XKXFMB                       |
| <b>Property Type</b> | House                         |
| <b>Land Area</b>     | 670 m2                        |
| <b>Including</b>     | Floorboards<br>Built-in-Robes |

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