



8/46-50 Beatrice Street, Mooroolbool

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Rare Villa Opportunity | Modernised to Perfection

Proudly presenting to the market an incredible opportunity to secure a meticulously renovated 3-bedroom home surrounded by lush, landscaped tropical gardens.

This immaculate, single level residence is finished with a contemporary design, quality fixtures and fittings throughout and an emphasis on outdoor living – creating a peaceful & tranquil space that always make you feel like you've come home.

With no expense spared to elevate this property to what it is today – it will not disappoint. The perfect consideration for those wanting a private & secure, low maintenance property packed with features and appeal just minutes to the city, shopping and amenities. Features include: -

- Set on a 406m2, fenced block
- Well-appointed kitchen complete with modern appliances, soft close drawers, breakfast bar
- Central open plan living & dining flow effortlessly onto both front and rear yards
- Gorgeously renovated bathroom with rain shower head and barn

FOR SALE

Please Call

AGENTS

Aimee Ingram

0457 750 513

a.ingram@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

door entry

- Undercover outdoor entertaining area surrounded by landscaped tropical gardens, fishpond
- Two good sized bedroom both with built in wardrobes
- Third bedroom has been converted into a functional office space finished with quality cabinetry
- Polished concrete floors, security screens and split system air conditioning throughout
- Remote controlled lock up garage with built in storage room
- 6.45KW solar system, 15 panels with 13.5KW Telsa Powerwall solar battery system
- Watering system for garden, gutter guards installed, full laundry
- Small & quiet complex of 8, provides sparkling in ground pool
- Pet-friendly, upon Body Corporate approval
- Rental appraisal mid ‐ high \$600's per week

BODY CORP: Approx. \$6100.00 p/a

COUNCIL RATES: Approx. \$2700.00 p/a

This property's close proximity to desired amenities must also be mentioned, less than 10 min travel to the Cairns CBD & Esplanade Precinct and only 2 minutes to Earlville shopping Centre.

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	3XWJFMB
Property Type	Villa
Land Area	406 m2
Including	Study
	Air Conditioning
	Pool
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Solar Panels

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Sales Consultant | a.ingram@ljheh.com.au

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81 - 83 Woodward Street, EDGE HILL QLD 4870
cairnsedgehill.ljhooker.com.au | cairnsedgehill@ljheh.com.au





Whilst LJ Hooker Edge Hill has made every effort to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only.