



362 Draper Street, Parramatta Park

## Delightful Queenslander &ndash; Ideal First Home or Investment

Discover the charm and character of this high set three-bedroom Queenslander, offering a fantastic opportunity for first home buyers or investors seeking a property in a prime Cairns location.

Ideally positioned just a short walk from the Cairns Esplanade, you'll enjoy easy access to vibrant cafes, restaurants, bars, and the Cairns CBD, along with major amenities including Cairns Hospital only approximately 1.3km away. The property is also located within the Cairns State High School catchment, adding further appeal for families.

Inside, the home showcases its classic Queenslander charm with timber floors, high ceilings, 't & g' walls and traditional casement windows that invite an abundance of natural light and cool breeze to circulate while highlighting the home's timeless craftsmanship.

The open plan living and dining area creates a welcoming space that extends through to the modernised kitchen, complete with a gas cooktop and electric oven for everyday convenience.

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### AUCTION

Sat 11th Apr @ 9:30AM

### VIEW

By Appointment

### AGENTS

Nadine Edwards  
0423 602 606  
nedwards@ljheh.com.au

### AGENCY

LJ Hooker Cairns Edge Hill  
(07) 4053 9999

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

From the kitchen, sliding doors open onto the rear deck, providing the perfect setting for outdoor dining, relaxing, or entertaining guests.

Downstairs, the area beneath the house provides additional storage and utility space, along with the second bathroom, adding extra functionality and flexibility to the home.

Outside, the fully fenced and established yard offers plenty of room for children and pets, with space to add a shed or swimming pool if desired. Double gates at front of the par operate allows for off street parking.

Combining timeless Queenslander character with a highly convenient location, this property with so much opportunity to further improve presents an excellent lifestyle or investment opportunity in the heart of Cairns.

Don't miss your chance to secure this charming home. Call to arrange your inspection today!

Auction On Site & Online Via AuctionsLive.  
11 April at 9:30am

- \*Offers considered 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 DETAILS

Property ID	3YCAFMB
Property Type	House
Land Area	405 m2
Including	Air Conditioning Deck Floorboards Fully Fenced

**Nadine Edwards 0423 602 606**  
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