



## Redlynch, 3/419-421 Kamerunga Road

**SOLD UNDER THE HAMMER!**

Be prepared to fall in love with this ultra contemporary villa, which is positioned in the heart of Redlynch. Group Title with no current body corporate fees.

Single level offering clean lines with neutral tones and easy care living, with added bonus of no lawns to mow.

Combined open plan tiled living/dining area which extends to the rear private patio.

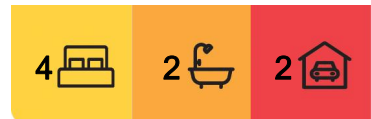
Central kitchen complete with soft close cabinetry, dishwasher, quality appliances and ample storage options.

Four generous-sized bedrooms each with built-in wardrobes and air-conditioning.

Master bedroom is positioned at the rear of the home with ensuite bathroom.



**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/3VPBFMB](http://ljhooker.com.au/3VPBFMB)

**Contact**  
**Kim Ryan**  
0410 500 342  
[kim.ryan@ljheh.com.au](mailto:kim.ryan@ljheh.com.au)

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

Main bathroom has walk-in shower and a separate toilet.

Fully fenced courtyard where you can enjoy the ultimate seclusion and sits on approx 298m2.

Double lock up remote garage with internal access.

Inspection will not disappoint!

Additional features include: internal laundry, security screens and split air-conditioning throughout.

Located within walking distance of the Red Beret Hotel, local shops, parklands and local transport.

Within close proximity to Redlynch Central Shopping Centre, local kindergarten, primary and secondary schools, cycle path that takes you as far as Goomboora Park & Cairns Esplanade.

Make your move today!

Auction On Site & Online Via Realtair.

Tuesday 06/02/24 at 5:30pm

Unless Sold 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 About this Property

<b>Property ID</b>	3VPBFMB
<b>Property Type</b>	House
<b>Land Area</b>	298 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

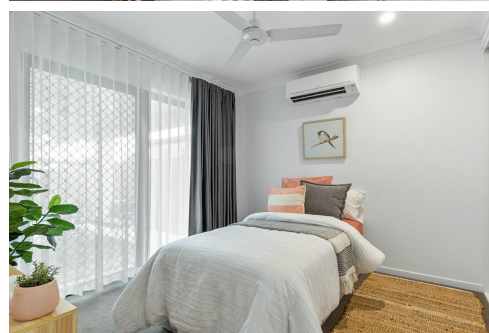
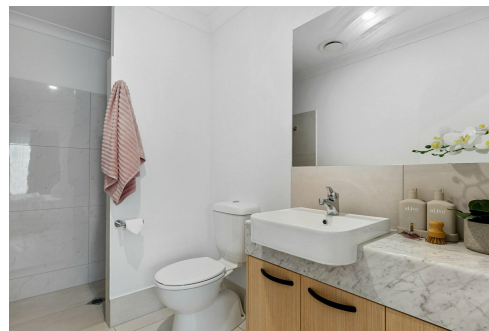
**Kim Ryan 0410 500 342**

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

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81 - 83 Woodward Street, EDGE HILL QLD 4870

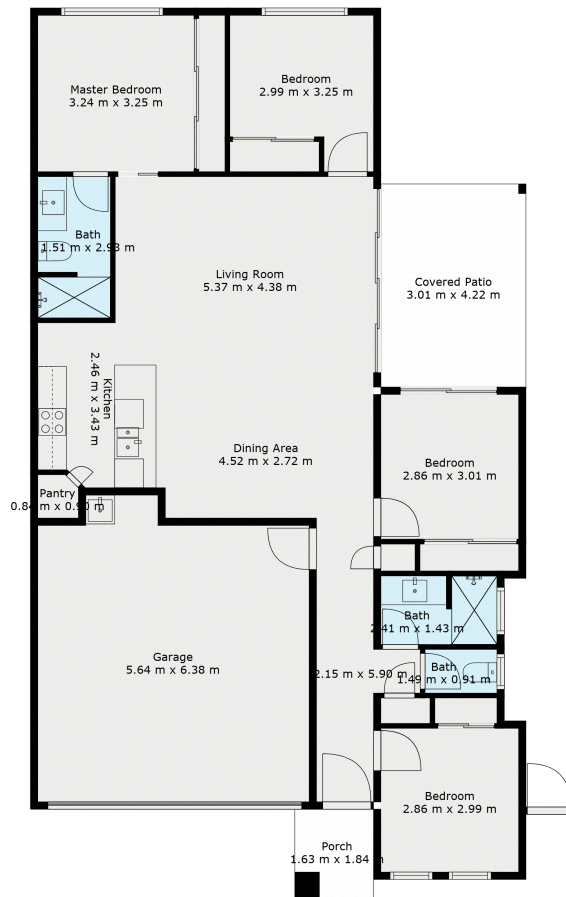
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INTERNAL: 107m2

TOTAL FLOOR AREA: 156 M2 (approx.)

EXCLUDED AREAS: GARAGE: 33 m2, COVERED PATIO: 13 m2, PORCH: 3 m2

Measurements Are Approximate And Indicative Only And No Guarantee As To Their Accuracy Can Be Given. Realfocus Cairns.com.au



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