



## Smithfield, 12 Thornborough Circuit

SOLD Under the Hammer!!!!

Perfectly fusing charm with an inspirational contemporary design, this immaculate residence offers a relaxed yet elegant family lifestyle.

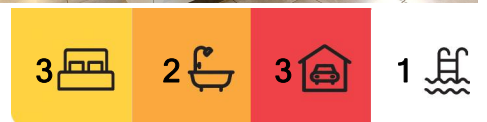
Positioned in Smithfield Village this single level home was built 2015 and offers so many points of difference. Enjoy multiple entertaining areas, separate media room/4th bedroom, plus home office makes this a desirable home.

Well appointed central kitchen with stone benchtops, integrated quality stainless steel appliances including 900mm gas cooktop, dishwasher, microwave and ample storage options.

Evident throughout are clean contemporary lines with neutral tones, quality fittings, plenty of natural light and direct views of the in-ground pool.



**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/3V6NFMB](http://ljhooker.com.au/3V6NFMB)

**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**

The master bedroom is positioned at the rear of the home with walk in wardrobe, ensuite double vanity and direct access onto the patio.

Other bedrooms all with built in wardrobes and split system air conditioning.

Built in office/study area perfect if you work from home.

Main bathroom has 3 way design with walk in shower, soaking tub, vanity and separate toilet

Internal laundry with built in cabinetry.

\* Fenced sides and rear yard 506m<sup>2</sup> of lush tropical low maintenance landscaped grounds complete with automatic watering system

\* Separately fenced inground swimming pool enhances the oversized outdoor tiled living area with spacious timber deck where entertaining is a breeze

\* Fully tiled and combination of crime safe and security screened throughout

\* Double lock up remote garage complete with rear roller door and extra car space for boat, campervan or trailer

\* Additional storage space 5x4 meter attic complete with stairs

\* Installed ultra HD camera system

\* Automated shutters on pool facing windows &ndash; perfect for summer to keep in the cool breezes

\* 6.8kw of solar

\* Close proximity to Smithfield Village hub of cafes, Smithfield Shopping Centre, parklands, walking paths,, James Cook University and both Private and State schools

Arrange your inspection today!

Auction On Site & Online Via Realtair.

14/10/23 at 9.30am

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.



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

**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.



## More About this Property

<b>Property ID</b>	3V6NFMB
<b>Property Type</b>	House
<b>Land Area</b>	506 m <sup>2</sup>
<b>Including</b>	Ensuite Study Air Conditioning Toilets (2) Alarm Pool Deck Dishwasher Outdoor Entertaining Built-in-Robes Solar Panels Remote Garage

**Kim Ryan 0410 500 342**

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

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

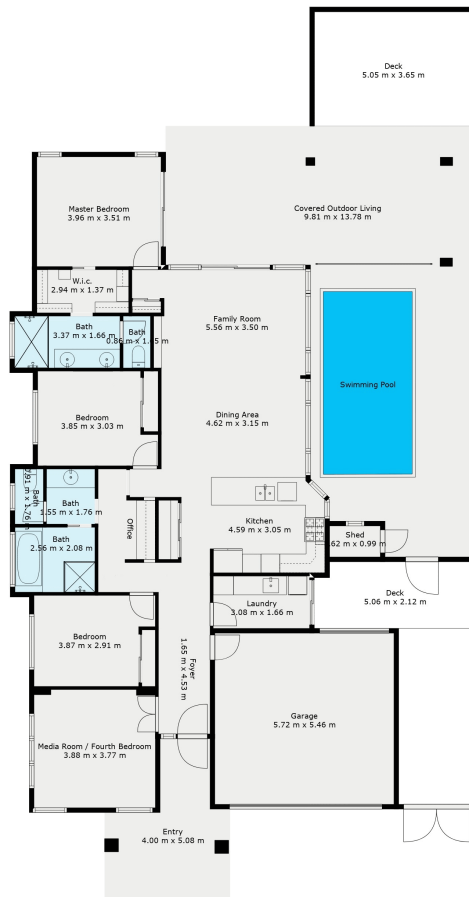
81 - 83 Woodward Street, EDGE HILL QLD 4870

[cairnsedgehill.ljhooker.com.au](http://cairnsedgehill.ljhooker.com.au) | [cairnsedgehill@ljheh.com.au](mailto:cairnsedgehill@ljheh.com.au)



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

**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.



**LJ Hooker**  
Cairns Edge Hill

GROSS INTERNAL AREA  
FLOOR 1: 162 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 31 m<sup>2</sup>, SHED: 2 m<sup>2</sup>, DECK: 29 m<sup>2</sup>,  
COVERED OUTDOOR LIVING: 72 m<sup>2</sup>  
TOTAL: 162 m<sup>2</sup>

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



**LJ Hooker**

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

**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.