



2/25 Lae Street, Trinity Beach

## Spacious 3-Bedroom Half-Duplex in Trinity Beach




Set in a quiet, convenient street, this well-maintained half-duplex offers surprising space and a fantastic lifestyle opportunity without the burden of body corporate fees. Perfect for both home buyers and investors, it combines generous indoor living with a great backyard and all the modern comforts.

### Property Features:

- Fully air-conditioned & tiled throughout
- 3 spacious bedrooms, master with ensuite
- 2 ample-sized bathrooms
- Open and airy living & dining areas
- Spacious kitchen with dishwasher
- Internal laundry
- Private outdoor patio overlooking a good-sized backyard
- 6m x 4m shed for storage or workshop

Currently tenanted with a lease expiring mid-Jan, the tenant is interested in renewing again&mdash;offering immediate income security for savvy investors.

Approx. 1km walk to beautiful Trinity Beach, approx. 5km to JCU, and

3  2  1 

### FOR SALE

Please Call

### AGENTS

Nick Moller  
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nickm@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**

6km to Smithfield Shopping Centre. Approx. 18km from Cairns Airport.

This is an opportunity that should not be missed by the astute investor or owner occupier looking for the Cairns Beach lifestyle.

Call today to arrange your inspection!

## MORE DETAILS

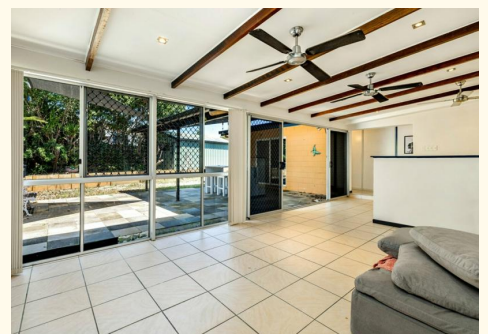
Property ID	3XT7FMB
Property Type	DuplexSemi-detached
Land Area	87 m2
Including	Ensuite Air Conditioning Dishwasher Outdoor Entertaining Fully Fenced

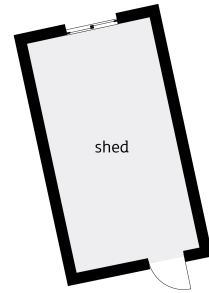
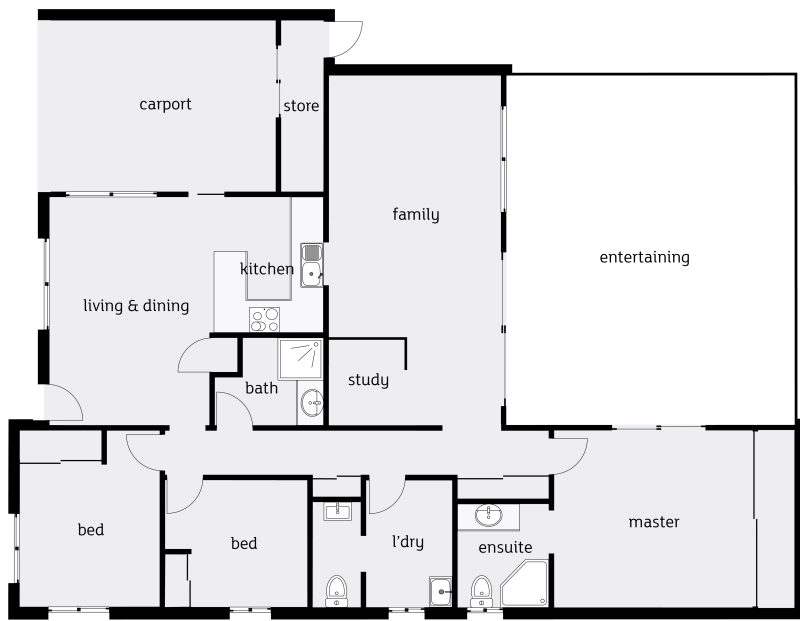
**Nick Moller 0423 782 673**

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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.