



90 Earl Street, Westcourt




Charming Low Set Cottage | Ultra Convenient Location

Proudly presenting to market this single-level 1950's bungalow, offering charm, privacy and convenience. An ideal opportunity for first home buyers, downsizers, or anyone seeking a city-fringe lifestyle.

Situated in an ultra-convenient location within walking distance from DFO shopping centre, 5 minutes to Cairns CBD, and close to schools, TAFE, sporting facilities, and public transport.

Perfectly positioned on a fully fenced 636m² block - this home represents great value in an excellent location. Features include:

- Enjoy privacy and tranquility on the undercover entertaining deck, which overlooks spacious backyard and established trees
- Light filled open plan living and dining flow effortlessly onto deck and garden
- Modernised kitchen with island bench and electric cooktop
- Two good sized bedrooms, with the potential to easily re-install the wall between main to create a 3rd bedroom
- Additional room could be used but not limited to sunroom/office/3rd bedroom
- Tiled bathroom with spa bath and separate toilet
- Split system air-conditioning throughout

3  1  1 

FOR SALE
Under Contract

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**

- Large 636m2 fully fenced block with over 3m side access through the undercover carport
- Sizable built-in workshop space + garden shed
- Zoned medium density residential
- Current rental potential approx. \$650 per week

COUNCIL RATES: Approx. \$3,500.00 per annum

MORE DETAILS

| | |
|---------------|--|
| Property ID | 3XPHFMB |
| Property Type | House |
| Land Area | 636 m2 |
| Including | Air Conditioning Deck Built-in-Robes Fully Fenced |

Aimee Ingram 0457 750 513

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

LJ Hooker Cairns Edge Hill (07) 4053 9999

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





FLOOR PLAN

Plan is not to scale and is indicative of space. It is for illustrative purposes only. All room areas and dimensions shown on this plan, including, but not limited to, decks, windows, cabinets are approximate. Property South Australia gives no guarantee to the accuracy of the document.



SITE PLAN

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