



## Wonga Beach, 37 Kalkuri Close

### GREAT FIRST HOME OR TROPICAL INVESTMENT

First home buyers or those keen to take advantage of the buoyant rental market would be well advised to take a look at this tidy Wonga Beach home.

Situated on a generous and easily managed 808m<sup>2</sup>, this home comprises four bedrooms, one bathroom and an open plan living, dining and kitchen space - everything you need for comfortable tropical living.

The sliding door entry opens into the main living area that combines tiling and attractive hybrid vinyl flooring for maximum convenience.

Comprising a galley-style main section and large island with breakfast bar overhang, the kitchen offers ample storage and benchtop space, an upright stove/oven and the comfort of its own split system air conditioner.



**For Sale**  
Please Call

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Similarly air conditioned, the large lounge area also features dual ceiling fans, LED lighting and direct access out to a covered patio that runs the length of the home.

Back inside, the easy-care hybrid flooring continues into all four bedrooms, all of which come complete with ceiling fans, LED lighting and built in wardrobes. Two of the four are also air conditioned.

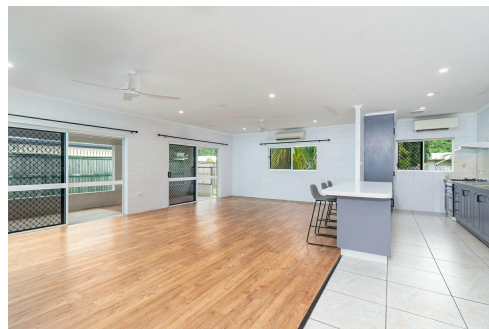
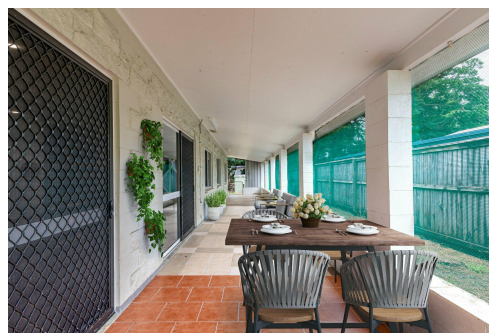
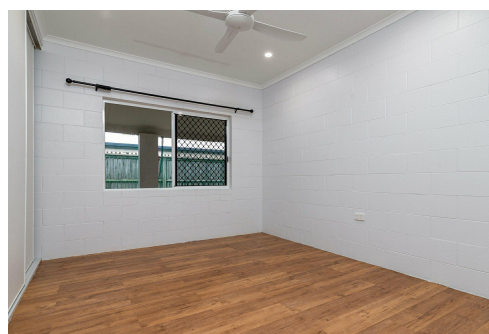
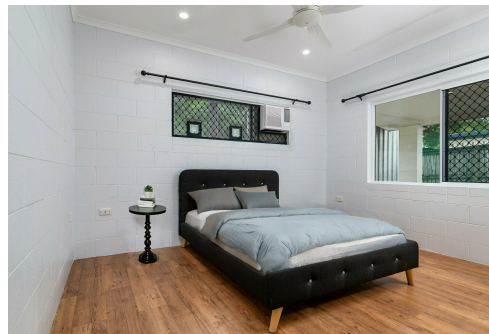
And for all your wet area needs, the bathroom offers the convenience of both bath and shower options along with a separate toilet and separate laundry.

Outside, the fenced back yard provides good space for kids and pets along with side access, a garden shed, second open front shed and mature mango tree for some potential home-grown goodness.

Add the double (length) carport, natural 'green belt' at the back boundary (no direct rear neighbour), 250 metre walk to the beach, 3-minute drive to Wonga Beach State School (primary), 10-minute drive to Mossman Golf Club and 15-minute drive to Mossman town, and the attractiveness of this package becomes all the more apparent.

With good scope for additional personalisation to really make it your own, this home has a lot to offer. For all the details or to request an inspection, contact Nicki on 0474 444 583 or [nsamson.portdouglas@ljhooker.com.au](mailto:nsamson.portdouglas@ljhooker.com.au)

Please note - Some images included in the listing have been virtually staged to help showcase the intended use and true potential of spaces in the home



## More About this Property

<b>Property ID</b>	139WF4A
<b>Property Type</b>	House
<b>Land Area</b>	808 m2
<b>Including</b>	Air Conditioning Outdoor Entertaining Built-in-Robes Fully Fenced Ceiling Fans

**Nicki Samson 0474 444 583**

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Please note: this floorplan including furniture, measurements and dimensions is for illustrative purposes only and is not to exact scale or specification. LJ Hooker gives no guarantee, warranty, or representation as to the accuracy and layout. Please direct all enquiries to the selling agent.



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