

# 11 Mistletoe Close, Kamerunga, Qld 4870



## Sold House

Friday, 22 December 2023

11 Mistletoe Close, Kamerunga, Qld 4870

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 740 m2

Type: House



David Jeffries  
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Ashley Boxsell  
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**\$543,000**

This neat and tidy family home is located in what was the original Redlynch Village Estate at Kamerunga. It is situated on a 740m<sup>2</sup> lot with vehicle access to the backyard. It is only a few minutes walk to both the nearby Muttaborrasaurus Park and Peace Lutheran College. Features include:- Spacious kitchen with electric cooking and plenty of storage- Open plan living/dining room - enough space for all the family- Main bedroom with Built in wardrobe & air conditioning- Bedrooms (2) & (3) are both double bed size with built-in wardrobes and split air conditioning- Two-way bathroom with shower over bathtub - perfect for small children- Undercover secured carport with direct vehicle access to the backyard- Covered rear patio overlooks large backyard + garden shed- Big shed, (6x6 metre) front and rear rollers - perfect for hobbies, storage or a man cave/she shed- Located in the Freshwater State School and Redlynch State College Senior Years 7-12 catchment areas- Currently rented at \$550 per week until 25 July 2024 - potential to increase at the end of tenancy- Council Rates approx. \$3,279 per year- Five minute drive to all Redlynch shopping, medical & sports facilities- Ten minute drive to all Smithfield shopping facilities & James Cook University- Easy fifteen minute drive to Cairns CBD & International Airport, plus the Northern Beaches This property can provide a great investment or a fantastic first home. It is priced to sell - be quick or miss out! For further information contact Ashley Boxsell 0435 449 469 or David Jeffries 0419 757 597 NB: As this property is tenanted we do require 48 hours notice for inspections. NB: Virtual furniture has been used in the photographs for advertising purposes only. Please be aware that the photographs do not represent the exact presentation and are for representational purposes only. \*\*Disclaimer: The information provided in this property listing, including measurements and property descriptions, is believed to be accurate and reliable. However, it is subject to errors, omission and changes without notice. Prospective buyers are advised to verify all details independently, including measurements, zoning regulations, property features and any other relevant information. The listing agents and seller shall not be held responsible for any inaccuracies and all parties are encouraged to conduct their own due diligence before making any decisions related to this property