

**11 Raintree Place, Edge Hill, Qld 4870**



**House For Sale**

Thursday, 10 August 2023

11 Raintree Place, Edge Hill, Qld 4870

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1161 m2**

**Type: House**



Kayla Pennefather  
0429364945



Nadine Edwards  
0423602606

## Price on Application

Positioned in a tightly held enclave of prestigious homes in Upper Edge Hill, with city glimpses, views to Walsh's Pyramid and a rainforest outlook from every window, this double storey residence offers contemporary design elements to ensure your easy transition into a serene and tranquil lifestyle at the end of a leafy cul-de-sac. As you step inside, you will be greeted by a warm and inviting ambiance. The open-plan living and dining area finished with timber floors and high ceilings is flooded with natural light, creating a bright and airy atmosphere. Perfect in design and function: Upstairs provides a large open plan living and dining area with central kitchen, master bedroom with walk-in-robe and ensuite and a further two bedrooms and family bathroom. The well-appointed kitchen is the hub of the home and is equipped with quality appliances and breakfast bar. The internal living opens to a stunning wrap around timber deck area perfect for entertaining with an aspect that extends across the pool and established gardens to the uninterrupted panoramic views. The lower level of the home is connected by an impressive internal staircase and provides an open plan living space, kitchenette, two large further bedrooms, bathroom and large home office. Easy access from this level to the swimming pool and surrounding deck. Improvements since current owner occupancy (2016) Enclosure of downstairs deck to create a large bedroom with built in wardrobe and large floor to ceiling storage. Internal stairwell with landing Enclosure of upstairs deck to expand open plan living space 6x3m shed and 6x6m double carport Installation of large louvred wall with sliding upper panels on outside deck to reduce easterly sun and weather. 13kwatts solar panels New dishwasher installed prior to listing Under house storage platform Other features Internal laundry Split system air conditioning throughout Solar hot water system Dual occupancy potential Within the catchment zones for Edge Hill State School and sought after, Cairns State High School Lower garden area, partly cleared, with potential to further landscape to your needs. The superb position enables easy access to the Edge Hill "Hub" of cafes, restaurants and shops plus the Botanic Gardens, the Tanks Precinct and the "Arrow" walking tracks. Call today to arrange your inspection!