

**12 Boombil Close, Mount Sheridan, Qld 4868**



**House For Sale**

Saturday, 1 June 2024

12 Boombil Close, Mount Sheridan, Qld 4868

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 706 m2**

**Type: House**



Nadine Edwards  
0423602606



Kayla Pennefather  
0429364945

## Auction

Private and elevated at the end of a cul-de-sac next to leafy Reserve in sought-after Forest Gardens, this exceptional residence set on 706m<sup>2</sup> has instant appeal! With only one neighbour, an easily accessible driveway to car accommodation and a front entrance that has a wow factor impact with a spacious foyer and stylish stairwell. Internal living is provided by a spacious main open plan living and dining area and separate family room that both extend to external undercover timber decks. Central large kitchen perfectly placed to service the main living and large rear entertaining deck and equipped with large pantry, stainless steel appliances, stone benches and breakfast bar. The master bedroom has an ensuite, walk in robe and private Juliet balcony. Three further good size bedrooms each with built in wardrobe. Functional three way main bathroom with separate shower and bathtub. The home is set amidst landscaped grounds that provide wide side access down one side, lawn area for children and pets plus there is still ample room for a swimming pool. Further practical features include large internal laundry/utility room, split-system air-conditioning, Crimsafe security screens, lockable workshop/store room in double garage, double garage with internal access into the home, 8.2kw solar power and 315L hot water system. A popular choice, Forest Gardens is a great place to live. Positioned within close proximity to local shops and businesses, Mount Sheridan Plaza and some of Cairns' most sought-after primary and high schools. Call to arrange your inspection! Auction On Site & Online Via Realtair. 18 June at 5.30PM \*\*Offers considered prior to Auction\*\* This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.