

**12 Edward Street, Cairns North, Qld 4870**



**House For Sale**

Thursday, 30 May 2024

12 Edward Street, Cairns North, Qld 4870

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



Natasha WhalleyThompson

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## Auction

Situated at the end of a small, and quiet cul-de-sac in Cairns North, Natasha Whalley-Thompson is proud to welcome 12 Edward Street to the market. This is an exciting piece of real estate!!! Superbly situated and slightly set back on a fully fenced block, this property offers a grand yet warm entrance as you enter the grounds. As you walk up to the property you are greeted wholeheartedly by this sensationally presented Queenslander, standing tall in all her glory. Lined beautifully by established tropical gardens, the home offers both privacy and tranquillity, with an exciting and welcomed bonus of a two-bedroom apartment downstairs! Offering the perfect blend of iconic and classic Queenslander accents throughout, this unique, and highly desirable property will meet the needs of many... this one is not to be missed! With separate entrances, and no internal access between upstairs and downstairs makes this property perfect for those looking for a home, with diversity in its opportunities. Live upstairs, rent out downstairs, run a business from home, or use the house as a whole 4-bedroom, 2-bathroom home. The options are endless...

**Property Highlights:**

**Upstairs:-** A grand display of timeless elegance, with soaring high ceilings, polished hardwood timber floors and casement windows- Boasting a spacious, light-filled functional layout- Central living/dining room, air-conditioned throughout- Two sizable bedrooms, one with an adjoining office, walk-in wardrobe or nursery- A stunning bathroom with a shower over bath, and separate toilet- A huge family-orientated kitchen, perfect for the home-cook, with an stunning island bench, a walk-in butler's pantry, and servery to the balcony through casement windows! - Separately metered electricity & gas

**Downstairs:-** Tiled and air-conditioned throughout - Two generously sized bedrooms, both complete with air-conditioning- Full sized kitchen, with dining and separate living- A stunningly renovated bathroom- Study nook/open office space- Shared external laundry downstairs

**The Grounds:-** Fully fenced, lined with tropical gardens- A flat, 405m<sup>2</sup> parcel of city fringe land, perfect for chickens- Two already installed vegetable garden beds- 3x3m garden shed- Veggie Gardens- Ample room for chooks to roam, and our furry friends to play safely- Room for a least two cars behind the gate, plus ample off-street parking

**Rental Appraisal:** - Upstairs: \$500p/w - \$530p/w- Downstairs: Currently achieving \$450p/w Sept 2024 (appraised to achieve \$460 - \$480p/w)

**Auction Details:** When: Saturday, 15th June 2024 Time: 10:00am Where: Onsite, 12 Edward Street, Cairns North QLD 4870

**Auctioneer:** David Murphy

Properties like these rarely come up... which comes as no surprise. Act now to avoid disappointment. This could all be yours! All offers prior to auction will be carefully considered. Open every Saturday until SOLD. Private inspections are encouraged, and video walkthroughs are welcomed. A minimum of 24hrs is required due to the tenancy agreement downstairs! \*\*\* Building & Pest inspections available upon request! \*\*\* Be quick - contact Natasha Whalley-Thompson on 0487 154 973 to register your interest.