

# 14 Barellan Close, Caravonica, Qld 4878

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## Sold House

Friday, 8 September 2023

14 Barellan Close, Caravonica, Qld 4878

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 902 m2

Type: House



Stephen Ward

## Contact agent

Caravonica is highly desirable and offers a tranquil and picturesque living environment surrounded by lush greenery and natural beauty. This fantastic property is in a quiet elevated pocket of Caravonica, and features:

- Beautiful Hard wood timber style kitchen with pantry & ample cupboard space, perfect for culinary enthusiasts, and featuring captivating views towards the mountains and Walsh's Pyramid in the distance.
- Three oversized bedrooms, thoughtfully designed with built-in wardrobes, air-conditioning, and fans for optimal comfort.
- The high set ceilings, measuring 2.7 meters, create an airy and spacious atmosphere throughout the upper level.
- Expansive windows allow natural light to flood the living spaces and provide excellent ventilation, allowing cool breezes to flow year-round.
- The home showcases pristine polished hardwood timbers, including Brush Box Flooring, Northern Brush Box Mahogany Balustrading, and Spotted Gum. Enjoy scenic afternoon refreshment whilst entertaining on the upper deck veranda with friends and family.
- Ample linen space provides convenient storage options.

Downstairs features:

- Three additional living spaces, offering flexibility for various purposes such as a media room, lounge area, or playroom.
- One bedroom on the lower level, providing privacy and versatility for guests or extended family members.
- A designated study/cyclone shelter, ensuring a secure space for work or as a safety measure during extreme weather conditions.
- A removable pinned wall allows for a customisable and open plan living arrangement, adapting to your changing needs.
- An oversized combined shower, toilet, and vanity.
- The oversized double garage features a single roll-up door to the rear, enabling direct access to the rear garden.
- A separate workshop area provides a dedicated space for projects, tools, and hobbies.
- An under stairs storage room offers additional storage capacity for larger items such as camping gear.
- A large open laundry area
- An additional storage cupboard
- Multiple outdoor entertaining areas allow residents to enjoy the breathtaking views of the rear garden and Cairns' surrounding mountains.
- The rear garden boasts a variety of fruit trees, including bananas, pawpaw, lemonade, limes, lemons, and pineapples, adding to the natural beauty, and providing homegrown delights.
- A 5000-litre gravity-fed water tank ensures a reliable supply of fresh water, maintaining the lush greenery of the garden and lawn throughout the year.
- The property sits on a generous 902m<sup>2</sup> block, flat to the rear allowing room for kids to run around and even space for a large shed/space for boat and caravan or room for a pool.
- Residents can enjoy the refreshing sea breezes that flow through the area, providing a cool and comfortable living experience.
- Caravonica boasts an excellent school catchment area, offering a range of high-quality public and private educational institutions within proximity.
- The suburb is well-connected and conveniently located, with easy 5-minute drive access to two major shopping centres, ensuring residents have all their essential amenities within reach. With easy 15–20-minute drive to both Domestic/International Airport and Cairns CBD.
- Nature lovers and outdoor enthusiasts will appreciate the proximity to Lake Placid and the Barron River, providing opportunities for recreational activities such as boating, fishing, and picnicking.
- Caravonica is a family-friendly community, offering a safe and welcoming environment for residents of all ages.

An inspection is a must to truly appreciate what this home offers. Contact: Stephen Ward – 0487395456 or email: [stephenward@atrealty.com.au](mailto:stephenward@atrealty.com.au)