

**15 Pringle Street, Mossman, Qld 4873**

**Raine&Horne.**

**House For Sale**

Saturday, 13 April 2024

15 Pringle Street, Mossman, Qld 4873

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Charlie Madgwick

0408993228

## Offers over \$499,000

Now is the opportunity to purchase a home that epitomizes the essence of practical living, being close to both natural wonders and essential community amenities. Nestled on a spacious quarter-acre block and positioned well clear of any flood zones. Its robust construction is complemented by significant upgrades, including a roof entirely redone in 2023 to meet QLD Housing Resilience standards to safeguard against the elements - a pivotal feature for any homeowner in this region. The interior of the house radiates practical elegance, with floors of polished Tulip Oak and Johnston River hardwood. The high ceilings enhance the airiness, while split system air-conditioning and ceiling fans ensure comfort throughout the year. A thoughtfully renovated kitchen addresses every aspect of modern living. Equipped with stone benchtops, an inviting island bench for additional preparation space, and abundant storage. It is perfectly set up for both daily meals and hosting friends and family. This practical approach extends to the three spacious bedrooms, particularly the master, which features built-in storage for optimal organization and comfort. Security is paramount; modern aluminium doors and windows, as well as security screens, along with a fully compliant smoke alarm system, provide the foundation for your family's safety and peace of mind. Venture outdoors to the expansive backyard that offers plenty of room for recreational activities, veggie gardens or a future shed. Convenience and accessibility are provided with dual access from both the front and rear of the property, as well as vehicle access on both sides. The separate enclosed workshop is equipped with power, offers a versatile space for hobbies, projects, or additional storage. The property is NBN ready, ensuring that connectivity and modern conveniences are at your fingertips, whether for work, education, or leisure. 15 Pringle Street is not just a house - it is a thoughtfully designed, well-located home that marries lifestyle with convenience. It stands ready to welcome those eager to experience the best of Far North Queensland living.

General & Outdoors - 1012 sqm block - Flood free location - Dual Access (Front and rear, as well as vehicle access on both sides of the property) - New Colorbond roof, gutters and fascias installed in 2023 on the house, shed and carport - Kingspan Air-Cell roofing insulation installed on the house in 2023 - Enclosed workshop, with power - Large undercover carport - Room to park four cars undercover - Two large outdoor entertaining patio areas at the front and rear of the property - Hills hoist clothesline

Internal - Polished timber floors throughout - 3 Bedrooms, with a built-in robe in the main bedroom - Large Living area - Modern kitchen, including stone benchtops, dishwasher, electric cooking, pantry & an abundance of cupboard space. - Renovated bathroom with walk-in shower - Large separate Laundry - Ample linen cupboards - Split system air-conditioning in the main living area and two bedrooms - Ceiling fans throughout - NBN Ready - Security - All casement windows replaced with aluminium sliding windows - Security screens on all sliding windows - Security screens on front and back door - Compliant smoke alarms

Location - Mossman Township - 1.7 KM - Port Douglas - 14 KM - Daintree - 33 KM - Cairns Airport - 73 KM