

**2/5 Crathern Close, Edge Hill, Qld 4870**



**Townhouse For Sale**

Thursday, 6 June 2024

2/5 Crathern Close, Edge Hill, Qld 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 80 m2**

**Type: Townhouse**



No Agent Property QLD  
1300594794

**\$395,000**

Phone enquiries - please quote property ID 34027. Welcome to this architecturally designed recently renovated 2-bedroom townhouse right in the heart of the highly sought after suburb of Edge Hill which is located within walking distance to the vibrant CAFÉ and lifestyle culture that Edge Hill offers. This town house presents immaculately and offers not only a fresh and breezy home, but a lifestyle enriched by a stunning mountain back drop and the lush greenery of the Blue-Chip location. This property offers an incredible opportunity for those seeking an easy-care lifestyle of convenience and practicality. Key features: 2 bedrooms both with built in Robes and sliding doors Split system air conditioners that also cool the open living room Extra-large master bedroom with views to the mountains Desk and open joinery shelving to the master bedroom A fully tiled and new bathroom with new fittings and fixtures Modern kitchen that includes stone bench tops and views to an open courtyard Open plan living that includes a wall mounted flat screen TV Front balcony to the unit that overlooks the open courtyard Rear courtyard to the unit that includes washing line space Lush external gardens and privacy hedges Single carport with external laundry Recently installed ceiling fans, light fittings, switches, blinds and drapes, painting and floor coverings, vanity unit and fixtures Council gardens and parkland adjoin the unit complex 2-minute walk to NOA Restaurant and the many Edge Hill Shops and CAFÉ's 500m to the Botanic Gardens and popular Red Arrow walking tracks 1km to the Tobruk Council Swimming Pool 10-minute drive into the Cairns CBD Located in the Cairns State High and Edge Hill State School catchment area With a focus on relaxed living and entertaining living in this location means embracing the highly desirable Edge Hill location that is surrounded by CAFÉ's, Restaurants, Yoga Studio's and other popular shops. Discover your slice of paradise today and don't miss out on this turnkey opportunity with nothing to be done except settle straight in, the unit comes fully furnished. Rental appraisal is \$550 - \$575 per week approximately, Council Rates are \$2,600.00 per year approx, and Body Corporate Fees are extremely reasonably at \$2,400.00 per year approx. **DISCLAIMER** While proudly assisting home owners to sell since 1999, No Agent Property takes every care to verify the accuracy of the details in this advertisement, but the correctness cannot be guaranteed.