

**2/64 Harbour Drive, Trinity Park, Qld 4879**

**FNQ HOT PROPERTY**

**House For Sale**

Saturday, 18 November 2023

2/64 Harbour Drive, Trinity Park, Qld 4879

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



**NATHAN SHINGLES**



**JENNA SHINGLES**  
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## FNQ Hot Buy Offers Over \$650,000

Discover your dream home, perfect for budding families or seasoned couples ready for a cozy lifestyle change. Nestled within a secure and private quartet of villas in Cairns' only canal estate, this spacious 2007-built villa is a blend of comfort and luxury. The villa offers four bedrooms, two bedrooms with ensuites, three bathrooms overall, and a double lock-up garage. The highlight is the expansive exclusive-use area, providing you the space you need to breathe easy. Step inside to find an open-plan kitchen and dining area that effortlessly merges with a covered patio and entertainment zone looking onto an aluminium timber look deck. A kitchen servery connects you to the patio, ensuring you're always part of the fun. Outfitted with a DeLonghi gas cooktop, electric Ariston oven(2021), and Ariston dishwasher (2021), the kitchen also offers ample storage space. Comfort is a priority throughout, with full air-conditioning newly installed late 2021 all with 5 year warranty, fans in every room, tiled living rooms, and carpeted bedrooms. The standout feature of this elegant villa is the expansive garden area, giving you approximately 285 sqm of exclusive use. The building under the roof spans approximately 183 sqm. New garage door November 2022 with upgraded storm shield and new motor. Eco-conscious? This villa boasts a 6.6-kilowatt solar system with 20 x 33watt panels, gas hot water, and skylights in the kitchen and ensuite. Let's talk costs: Expect approximately \$3140 per year for body corporate inclusive of building insurance and around \$3600 per year for council rates. As for location, you're just 25 minutes from the CBD and 20 minutes from Cairns Domestic and International Airport. Nearby, you'll find quality childcare facilities, schools, and JCU University. Also, you're moments away from a large shopping center, medical practices, and award-winning restaurants like Nu Nu and Sebel Reef House. Boat enthusiasts will appreciate the proximity to Bluewater Marina with Bar and Grill and Yorkey's Knob Yacht Club. This property is proudly marketed by FNQ Hot Property, an independent Real Estate Agency with intimate knowledge of the local Bluewater Harbour Estate and Trinity Park. Start your journey to a better lifestyle today! THE BOTTOM LINE; CURRENTLY TENANTED at \$605 per week until 6/2/2024 BODY CORPORATE ; Approximately \$3140 per year COUNCIL RATES ; Approximately \$1807.30 per Half year