

**319 McCoombe Street, Mooroolool, Qld 4870**

**House For Sale**

Saturday, 13 April 2024

319 McCoombe Street, Mooroolool, Qld 4870

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Tania Wrobluskie  
0740319222



Kerry Ah Chin  
0740319222

## Contact Agent

A Fantastic Opportunity on City Fringe with brilliant Exposure and endless possibilities! This low set home sits to the right of a generous 809m<sup>2</sup> Allotment, allowing side access to the huge back yard. With copious amounts of grassed area you can create your own paradise only 5 klms from the Cairns CBD. With room for BIG Sheds, you'll have storage galore! Bring the Boat, Trailer, Caravan - the LOT! There's even room for a Swimming Pool! The 3 Bedroom, 1 Bathroom, 1 Car Space property offers many features. A good sized home with spacious living area, huge bedrooms and a large kitchen with ample cupboards. Relax on the front porch or enjoy the privacy of the back deck and patio while you watch the kids and pets play freely.

- Zoned Medium Density Residential
- Large 809m<sup>2</sup> Allotment with Side Access
- Potential to Develop Multiple Dwellings/Units (STCA)
- Sub-Divide Land (STCA)
- Ideal for 1st Home, Renovators Delight, Investment or Home Business
- Garden Sheds x 2
- Building & Pest Report Available on Request

Centrally located in the middle of 3 major Shopping Centres - Earlvile Shopping Town, Raintrees & DFO Westcourt, you'll be spoilt for choice! Primary & High Schools, Parks, Gyms, Medical Centres and more are a short distance away. This Property Screams POTENTIAL! Inspect and see for yourself!