

**59 Hancock Street, Edmonton, Qld 4869**



**House For Sale**

Tuesday, 9 April 2024

59 Hancock Street, Edmonton, Qld 4869

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



James East  
0740519300



David East  
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**\$575,000**

You will LOVE this Home, nestled on 800m<sup>2</sup> land boasting side access to the new 2-bay powered workshop (6.5m x 6.5m x 3.5m). This block Home has so much to offer, a spacious and versatile living experience, perfectly situated on a generous fully fenced level block. Step inside, you are welcomed by a fresh open floorplan featuring quality vinyl flooring, an open plan lounge/dining, an award-winning central kitchen, and a separate media room. As you move outside, you will be greeted with a large outdoor entertaining area, giving great value to entertaining friends and family throughout the year.

Property Features at a Glance:

- Three spacious bedrooms, master bedroom with built-in
- Main bathroom with shower and bath as one, practical vanity, and separate toilet
- Air-conditioning, ceiling fans, and security screens and doors
- Spacious practical island-style kitchen featuring tank water outlet, electric cooktop
- Huge undercover closed-in patio, laundry, and storeroom
- Roof whirlybird ventilation and 6kw solar system
- Brand new massive, powered workshop approx. 6.5mL x 6.5mW x 3.5mH ideal for all the toys
- 5000ltr water tank
- Large bird cages on concrete slabs
- Easy-care lawns and low-maintenance gardens
- Great Street appeal

For Investors:

- Prime location, close to schools and all amenities
- Rent appraisal approx \$540 to \$570 per week
- Immaculate home in "rent" ready condition

This property represents serious value and is a must-inspect, located a short drive from Edmonton Coles Shopping Village, Walker Rd Sporting Facilities, Isabella and Hambleton Primary Schools and only 20 minutes to Cairns City and popular Esplanade. Whether you're an experienced property investor or dreaming of a low-maintenance lifestyle in a convenient location, this family home is simply too good to miss. Opportunity is knocking, best move quickly to book your inspection - Contact Team East today!

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