10 Arrunga Close, Woree, Qld 4868 House For Sale



Sunday, 23 June 2024

10 Arrunga Close, Woree, Qld 4868

Bedrooms: 3 Parkings: 5 Area: 907 m2 Type: House



Jeff Rufino 0740000774

Offers over \$750.000

Discover the perfect blend of comfort and convenience in this beautifully renovated family home located in a serene cul-de-sac in Woree. Set on a generous 907m² block, this fully furnished property offers modern features and ample space, ideal for families and investors. Property Highlights: Spacious Yard: Expansive 907m² yard with potential for your own veggie and spiritual gardens 22222 Solar System: 4.2kw Aurora solar system for energy efficiency 2 Gas Hot Water: Gas hot water system in the house and shed ②Large Shed: 6x9m three-bay powered shed with bathroom, air-conditioning, and potential for a granny flat 2. Fridge Space: 1800mm (height) x 900mm (width) 2. Safety Features: Smoke alarms (to 2022 code) and safety switch Air Conditioning: All bedrooms and living areas are air-conditioned Council Approved: All additions are council approved PRunning Costs: Council rates approx. \$3000/year, insurance approx. \$4200/year 2. Convenient Inclusions: Dishwasher and fully furnished, ready for immediate move-in or rental 2 Features You'll Love:Side Access: Double gated side access with a concreted second driveway Tentertainment Area: Large decking area with a kitchen servery 2 Modern Kitchen: Fully-equipped with modern finishes 2 Main Bedroom: Spacious with a large ensuite and walk-in robe ?Living Spaces: High raked ceilings in living and dining areas ?Investment Potential: Ready to rent at \$700 per week 2Three Bathrooms: Conveniently includes three bathrooms 2Potential for Pool: Yard space available for a pool while maintaining a spacious yard Prime Location: Moments from Earlville Shopping Centre, medical facilities, sporting venues, and schools, and only a 10-minute drive to Cairns City Centre 2. Located just six kilometres from Cairns CBD and within walking distance of local amenities 2Don't miss out on this incredible opportunity! 2 Call Jeff Rufino at 0411 530 910 to book an inspection today! Your dream home is waiting.