

# 13 Roslyn Close, Yorkeys Knob, Qld 4878

## House For Sale

Thursday, 11 July 2024



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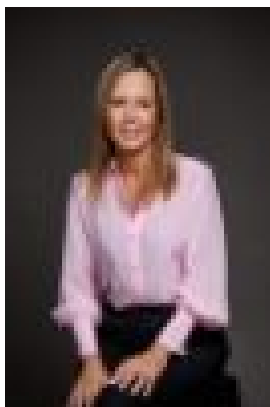
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 808 m2

Type: House



Carol Thomas  
0407091834



Sam Blease  
0419967112

## Expression Of Interest

Be inspired by the potential of this home situated at the end of a peaceful cul-de-sac on a generous 808m<sup>2</sup> block. This house features three bedrooms, one bathroom, an open plan kitchen with island bench, dishwasher and plentiful storage and solar panels to keep electricity bills low. A covered patio extends from the kitchen, overlooking a large in-ground pool and out to the bush. With no rear neighbours, this will be your private sanctuary. Imagine sitting outside with your morning coffee listening to the birds, or watching your children splash in the pool as you prepare dinner. Adjacent to the patio, is a spacious grassed yard, perfect for family barbecues or even a game of backyard cricket. At the side of the property, double gates provide drive through access to the yard, with space to park a boat and a caravan, complementing the double carport at the front of the house. The yard is large enough to build a substantial shed and still have ample room for pets and children to play. The savvy investor or owner occupier will see a myriad of possibilities to renovate or extend and capitalise on the property in the future. Sitting above the flood level of December 2023, you can rest assured that your investment will be safe long into the future. Less than 20 minutes from the centre of Cairns and under 10 minutes to Smithfield Shopping Centre, Yorkeys Knob offers relaxed beachside village living with an easy commute to work. With multiple cafes and restaurants offering delicious menus and live music on weekends, a marina and sheltered boat ramp, a patrolled beach, playgrounds and a golf course, Yorkeys Knob has an enviable community lifestyle. This combined with the convenience of shopping facilities, medical services and a well-respected primary school all within the suburb, means houses in the area are highly sought after. Act quickly so you don't miss out on the rare opportunity to purchase a property with this much potential!