

**58/434-446 KAMERUNGA ROAD, Redlynch, Qld
4870**



Unit For Sale

Wednesday, 19 June 2024

58/434-446 KAMERUNGA ROAD, Redlynch, Qld 4870

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 147 m2

Type: Unit



Ashley Boxsell
0740580000

Offers over \$469,000

This spacious three bedroom, two bathroom, top floor apartment is situated in the immaculately maintained, gated Redlynch Grove Apartment complex. Offering you unparalleled privacy and a generous 147m² of living space - check out the floorplan to see just how much room you will have to enjoy!

Key Features Include:-

- **Secure Access:** Enjoy peace of mind with gated vehicle entry and locked door access to the building.
- **Modern Kitchen:** A full-size kitchen with contemporary appliances and a convenient servery to the balcony.
- **Open Plan Living Area:** A spacious open-plan living/dining room with split air conditioning and a glass sliding door to the balcony.
- **Luxurious Main Bedroom:** Features a walk-in wardrobe, sliding glass door to the balcony, and split air conditioning.
- **Versatile Second Bedroom:** Includes a walk-in wardrobe, sliding glass door to the balcony, and split air conditioning.
- **Flexible Third Bedroom:** Perfect for a nursery, study, or home office.
- **Private Main Bathroom:** Conveniently located adjacent to the second bedroom.
- **Expansive Balcony:** A massive covered space with a scenic outlook, ideal for relaxing or entertaining.
- **Secure Parking:** A lock-up garage for your vehicle or storage, plus guest parking.
- **Pet-Friendly:** Pets are welcome within the Body Corporate By-Laws.
- **Owner Occupied:** Vacant possession available - no waiting for lengthy leases to end!

Additional Information:-

- **Body Corporate Fees:** Approximately \$6,345 per year.
- **Rates:** Approximately \$2,900 per year.
- **Building Age:** Approx. 2007

The complex is meticulously maintained by on-site managers, featuring tropical gardens, two resort-style pools and BBQ gazebos – so you can forget about yard work!

Perfect Location:-

- **Convenience:** Just a 2-minute walk to local shops, public transport, and a hotel.
- **Proximity to Schools:** A quick 5-minute drive to local schools.
- **Easy Commute:** Only a 15-minute drive to the Cairns CBD, International Airport, and the Northern Beaches.

This rare, large apartment is a true gem and opportunities like this don't come often – act fast to make it yours!

Contact Us: To arrange an inspection, contact Ashley Boxsell on 0435449469 - don't miss out on this exceptional opportunity - call us today!

NB: Virtual furniture has been used in the photographs for advertising purposes only. Please be aware that the photographs do not represent the exact presentation and are for representational purposes only.

****Disclaimer:** The information provided in this property listing, including measurements and property descriptions, is believed to be accurate and reliable. However, it is subject to errors, omission and changes without notice. Prospective buyers are advised to verify all details independently, including measurements, zoning regulations, property features and any other relevant information. The listing agents and seller shall not be held responsible for any inaccuracies and all parties.