

Sold



15 Cassia Crescent, Cardwell







Ticks all the boxes and under \$400,000!

If you are seriously considering purchasing in North Queensland and you enjoy the outdoors - great fishing, safe boating and an excellent golf course, then Cardwell stands out like a beacon. When searching for that very special property to live in or to purchase as an investment, everyone has their "wish list". 15 Cassia Crescent ticks the boxes!

Every woman wants an outstanding kitchen... Generous size, excellent lighting, loads of bench space, adequate cupboards, reliable modern appliances etc. She will be thrilled with the spectacular granite benchtops, Meile appliances, Insinkerator and the prime/central position of the kitchen.

Her next consideration will be the main bedroom. The very

 3  2  2  752 m²

Price	SOLD
Property Type	Residential
Property ID	630
Land Area	752 m ²

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comfortable size is complimented by the large walk-in wardrobe and ensuite with its spa bath and shower.

The open plan kitchen/lounge/dining area is tiled throughout and opens onto the large L-shaped tiled verandah, enhancing the feeling of space.

The two additional bedrooms are a good size, with built-in wardrobes, air conditioning and ceiling fans.

Now to the huge 9m x 9m lock-up garage accommodating a large trailable boat, the family car and of course the golf buggy. The built-in shelving remains and the laundry is located at the end of the garage.

Furthermore, attached to the garage, under roof and fully lockable is an additional storage area for the second, smaller car or medium sized trailable boat.

The extensive use of sliding glass doors and windows in the living area ensures an abundance of natural light and flow-through ventilation/cooling sea breezes.

The home is fully air conditioned. Bedroom one has a split system and the remainder of the home is ducted.

Constructed of the very durable concrete block with Colorbond roof, the home is approximately 280m² under roof. All windows and doors are security screened, the front entrance has Crimsafe doors.

The property has the convenience of two-street frontage and is some 752m² in area with pool fencing on three sides.

Other note worthy features include:

- 5 kW solar power system
- 12 kVA diesel generator as a backup in case of loss of power for an extended period
- 3-phase power

So you get the picture... When it comes to purchasing a very practical, comfortable, well planned home that will satisfy nearly everyones needs, you have it!

It is with regret that the owners circumstances are that the property needs to be sold. Listed at way below replacement cost, this home is a great buy, ticking nearly all the boxes with no known maintenance to be carried out.

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