

**47/2 Lake Placid Road, Caravonica, QLD, 4878**

**RayWhite**

**House For Sale**

Sunday, 10 November 2024

47/2 Lake Placid Road, Caravonica, QLD, 4878

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## OFFERING THE ASTUTE BUYER A MULTIUDE OF LIFESTYLE OPTIONS...

THIS ONE IS SURE TO IMPRESS....Located within the gated, pet friendly Kamerunga Villa's this fabulous free standing villa offers views out across the pond & all the way to the mountains - the perfect escape..

Built on a 311m2 block of land, with easy access, the villa offers a lockup garage, 2 spacious bedrooms, 1 bathroom, modern kitchen all opening up to a rear undercover patio that's perfect for entertaining family & friends. Feel the serenity as you laze away the afternoon, feed the ducks - with parkland at your backdoor, walking tracks, shopping, JCU & the airport just minutes away, why wait - it is ideally suited for investors or those looking for lifestyle opportunities..!

First Time Offered in over 10 years, don't miss this one, get your skates on & inspect this weekend - ..

### FEATURES INCLUDE:

- Spacious, renovated kitchen with loads of storage & bench space - opens out to Al Fresco patio
- Open plan lounge & formal dining
- 2 Spacious bedrooms
- 1 renovated bathrooms
- Split airconditioning throughout the villa
- Huge rear patio with views out over the pond
- Lockup Garage with internal access
- Private -311m2 block
- Currently leased till Feb 2024 - paying \$480 per week
- Cairns Council Rates - \$2600 per year (Approx)
- Body Corp Fee's \$2500 per year (Approx)

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