

**32/31 Lake Placid Road, Caravonica, QLD, 4878**

**RayWhite**

**Unit For Sale**

Sunday, 10 November 2024

32/31 Lake Placid Road, Caravonica, QLD, 4878

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

**SURROUNDED BY PARKLAND & WALKING TRACKS, THIS FREE STANDING VILLA IS IDEAL FOR SINGLES, COUPLES OR INVESTORS... BE QUICK...**

With room to move, this neat & tidy free standing 2 bedroom, 1 bathroom villa was not flood affected & is the perfect place to call home. The spacious & functional floor design flows out to both the covered front & rear patio's - perfect for entertaining, whilst the low maintenance garden provides enjoyable green space, but easy living.

Built on a 297m<sup>2</sup> fenced block which backs onto parkland - undoubtedly located in one of the best locations within Kamerunga Villa's - close to all amenities including transport, shopping & JCU/schools - its perfect for the kids to play, walking the dog or just sitting back enjoying the green space.

Offering excellent lifestyle opportunities, within a secure, gated complex which is Pet Friendly & has low Body Corporate Fee's.

What an opportunity - Genuine Offers Invited Today!

**FEATURES INCLUDE:**

- Spacious kitchen with plenty of bench space, storage & dishwasher
- Open plan lounge, dining - split aircon - opening out to undercover patio/s
- 2 Spacious bedrooms - split air cons + built-in's
- 1 renovated bathroom with shower/toilet
- Study Nook + Internal laundry
- Undercover garage + front patio
- Rear patio with private, fully fenced garden/garden shed - 297m<sup>2</sup> - rear/side gated access
- Low Body Corp Fee's - \$2600 per Annum (approx.)
- Rent Appraised at \$500-\$520 per week
- Cairns Regional Council Rates - \$2600 per Annum (approx.)
- Gated, pet friendly, in-ground pool & BBQ area
- Close to public transport, shopping centres, schools and JCU