

**For Sale \$469,000**  
**11a Amberwood Crescent**



### ABOUT THE PROPERTY

All bedrooms feature built in wardrobes with the master bedroom having a private en-suite. Solar Power for electricity savings plus solar hot water, high efficiency Daikin air-conditioning throughout, fitted security screens, fully landscaped, fully fenced front yard and electric gate, remote controlled double garage, and enough room for a pool and caravan.

Shopping has never been so easy with Smithfield Shopping Centre and Cinemas, a walk away. Cairns CBD, Airport and James Cook University just a short drive and the estate is located on the way to the beautiful Cairns Northern Beaches, Port Douglas and Kuranda with views of Macalister Range and Skyrail.

Connection to Fibre Optics for high speed broadband internet and digital TV for the big ticket movie watchers. 24 hour security monitoring of the estate is in place. No body corp. fees. Underground power, wide streets and native streetscapes continue the rainforest feel. Bike paths and walkways meander throughout the area which also includes children's playgrounds and Cairns Wake Park for your entertainment.

3  2  2 

LAND: 405.5m<sup>2</sup> DUPLEX: 287.8m<sup>2</sup>



### PROPERTY FEATURES

- TYPE: Duplex/Semi-Detached
- Room for a Pool & Caravan
- Fully Fenced Front Yard & Electric Gate
- Fibre Optic
- Outdoor Entertaining Area
- Pay TV Access
- Solar Panels
- Solar Hot Water
- Dishwasher

