

Sold



**45 Walker St, Cooktown**



## THIS COULD BE THE ONE FOR YOU

Currently leased to a quality Govt. department, this 3 bedroom residence has been well-maintained and features full security screening, stainless steel fans and split system air-conditioning. The solid masonry block house is set on a large 1,012m2 fenced allotment and has an open plan living and dining area with a dividing wall for privacy to the 3 bedrooms, bathroom and toilet. The well-appointed kitchen has a gas stove, range hood and plenty of cupboards and overhead storage. With floor-to-ceiling built-in robes in 2 bedrooms and a large triple door hallway linen cupboard, there is ample storage space, and the tiled floors allow for easy cleaning. Outside the glass enclosed carport /patio has a remote controlled Tilt-A-Door and leads out to a paved entertainment area and large fully fenced back yard with small garden shed. The property is close to Botanic Gardens, the cricket pitch and Finch Bay. With rental properties in great demand in Cooktown, the opportunity to invest can't be overlooked.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

3 1 1 1,012 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	5
<b>Land Area</b>	1,012 m2

### AGENT DETAILS

Karen Thomas - 0417 848 966

### OFFICE DETAILS

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