

Sold



17 Kerr St, Cooktown



## STUNNING AND UNIQUE

The stunning simplicity and unique layout of this house creates an ambience of space and harmony. With 2 bedrooms and an office (or 3rd bedroom), the residence features an Ensuite for the master bedroom and a separate lounge room and separate dining room both opening onto the wide wraparound veranda on 2 sides. Double doors on both the lounge and open plan dining areas allow cooling airflow throughout. Recently refurbished, the house has been fully repainted internally, and has all new lights, fans, gas stove and split system air conditioners in both the lounge and master bedroom. Relax on the veranda and take in the views of majestic Mt. Cook on one side and Grassy Hill on the other. Situated on a quiet No Through street close to football oval and cricket pitch. Currently tenanted to a quality Govt. department.

Features include:

- 2 bedrooms and an office (or 3rd bedroom/nursery)
- Spacious master bedroom with ensuite and polished timber floor
- Separate lounge room with polished timber floor
- Cathedral ceilings in lounge and master bedroom
- Spacious open plan dining room and kitchen
- Polished timber bench tops and large double door pantry in kitchen
- Gas upright cooker
- Decorative timber panelling in kitchen and hallway to back veranda doorway
- Double door linen cupboard in hallway
- Easy care tiled floors throughout except for lounge and master bedroom

3 2 2 1,012 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	6
<b>Land Area</b>	1,012 m2

### AGENT DETAILS

Karen Thomas - 0417 848 966

### OFFICE DETAILS

Cooktown Property Agents  
2/92 Charlotte St Cooktown QLD  
4895 Australia  
0417 848 966



Bathtub with shower over  
Polished timber bench top vanity unit  
Separate toilet  
External laundry  
3m wide deck on 2 sides  
Garden shed  
Low maintenance garden  
Fully privacy fenced  
1,012m2  
Close to football oval and cricket pitch  
Walking distance to main business area

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.