



24 Cairncross Street, SUN VALLEY, QLD 4680

Fresh, Spacious & Convenient - Ideal First Home or Investment

Welcome to 24 Cairncross Street, Sun Valley-a fantastic opportunity for first-home buyers or savvy investors looking to enter the property market. Tucked away near Trinity College, this home offers convenience, comfort, and great value in a sought-after location.

Step into the spacious, freshly presented open-plan living area, designed to blend practicality with modern comfort. Crisp white tiles and walls create a bright, inviting atmosphere, enhanced by abundant natural light streaming through large, screened windows.

The air-conditioned living zone flows seamlessly into a modern kitchen complete with sleek cabinetry, ample storage, and a practical breakfast bar-perfect for everyday use or entertaining guests. A ceiling fan and efficient lighting ensure comfort all year round.

Built-in shelving offers additional storage or display options, while the open layout provides excellent flexibility for your ideal furniture setup.

The home comprises three generous bedrooms, each fitted with ceiling fans, air

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P192507

SALE DETAILS

Offers over \$479,000!

CONTACT DETAILS

Jay Murray-Lowe
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conditioning, and comfortable carpets. The main bedroom is spacious enough to accommodate a king-sized bed and includes convenient external access.

The centrally located bathroom features floor-to-ceiling tiles, a separate bath and shower, and a spacious vanity with plenty of bench space. A separate toilet adds extra convenience for busy households.

This is your chance to secure a well-presented, affordable home in a highly desirable pocket of Sun Valley.

- Rental Appraisal: \$470â##\$490 per week
- Council Rates: Approx. \$3,800 per year (excluding water)
- Walk-through Video: Available via WhatsApp on 0477 697 727

Contact Jay Murray-Lowe today to arrange a private inspection-or keep an eye out for scheduled open homes.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact and must instead satisfy themselves by inspection or other means.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Exhaust

- Land Area 325.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage



