



21 Curtis Road, Carruchan



## Tranquil Oasis

Welcome to your dream home! Perfectly positioned in the heart of the Kennedy Valley, this residence offers an idyllic blend of modern living and natural beauty.

### THE PROPERTY

Land area: 1.31 Hectares

### IMPROVEMENTS

- The outdoor under covered entertainment area
- Black block out roller blinds throughout
- The Art Studio
- The sheds – 6x6m carport with a concrete floor and 5m high carport for boats or caravans
- Gardens galore
- Walking tracks and rainforest
- Septic system – New
- Solar system – 10 KW

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Price	\$1,295,000
Property Type	Residential
Property ID	1246
Land Area	1.31 ha

### Agent Details

Tamara Stokes – 07 4066 8700

### Office Details

Cardwell  
65 Victoria Street Cardwell  
QLD 4849 Australia  
07 4066 8700



- Bore with five outlets for lawns and gardens
- Starlink connectivity
- Telstra mobile booster

## THE HOUSE

- Lowset rendered block home with Colourbond roof
- Master bedroom with walk-in wardrobe, open plan ensuite with double sinks, spa, toilet, and a spacious double shower
- 3 bedrooms with built in wardrobes and air conditioning
- Main bathroom with shower, bath, and toilet
- Separate toilet
- Designated laundry area with external access
- Open plan living
- Media room - air conditioned, wired for surround sound and with Japanese style double sliding doors
- Spacious kitchen with ample storage and additional sink in prep area
- Stove - Cooktop (Gas) / Oven (Electric) - GLENGAS (made in Italy)
- Outside entertaining area - External ceiling fan and dimming downlights, Insulated Roof Sheeting, outdoor covered power points
- Smoke alarm compliant
- Fully air conditioned
- Electric hot water system - DUX 250L
- Septic - Upgraded with 500L overflow tank with submersible automatic pump to the soakage trench

## THE ART STUDIO

- Lockable
- Fully air conditioned
- Open plan living space
- Utility room - provision for toilet/bathroom
- Verandah/patio - under covered
- Trimdeck Roof Sheeting

## SHEDS

- 6x9m lockable shed with two-bay plus storage area – switch board wired for generator
- 6x6m carport with a concrete floor
- 5m high carport for boats or caravans

## PRIME LOCATION

Situated in the charming community of Carruchan, this property offers the best of both worlds. Enjoy the peaceful, rural setting while still being within easy reach of local amenities such as grocery store, pharmacy, post office, newsagency, and schools. The area is known for its sense of community, making it an ideal place to call home.

This Tranquil Oasis is situated in the Cassowary Coast Region of Queensland, Australia. It lies along the eastern coast between Townsville to the south and Cairns to the north, making it an accessible stop along the Bruce Highway. Just 10 minutes to Cardwell, a charming coastal town is renowned for its scenic waterfront views and proximity to natural attractions like the Great Barrier Reef and Hinchinbrook Island. Its location offers residents and visitors a unique blend of seaside tranquillity and opportunities for adventurous exploration.

## WHY 21 CURTIS ROAD, CARRUCHAN?

This property is not just a place to live; it's a lifestyle choice. Whether you're a growing family seeking space and comfort or a retiree looking for a peaceful retreat, 21 Curtis Road is the perfect match. Its blend of modern amenities and natural beauty makes it a rare find in today's market.

Contact us today to arrange a viewing and take the first step toward making this dream home yours!

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