

# 9 Kerr Street

## Cooktown, Qld 4895

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## About Our Company

Real Estate Downunder specialise in tourism related businesses, unique rural estates and residential property. We remain proud for each and every transaction we handle. Through experience we are placed to offer our clients a value-added service. Our efficiency, reliability and trustworthiness ensure that each and every transaction is accurate, on time and transparent..... We are at your service

## About This Property

ID = RED41



### Quiet living

Tucked away from through traffic in a nice cul-de-sac this low set charming Queenslander inspired house with character finishes, boasts a quiet Cooktown address. Strolling distance to the Botanic gardens & St Johns Oval, and an easy walk into town. With both the Endeavour Christian



### Close to all schools

Collage & Cooktown State School and the Cooktown hospital also within walking distance. This lovingly owned comfortable home has come to market for the very first time since being built. Would be ideal for a couple or small family seeking a well-priced affordable home to relax in.

**Affordable**  
Lovingly owned home

**\$ 305k ono**

**Features**

- 2 Bedroom home
- 1 Bathroom
- 1012 m<sup>2</sup> land
- Office/Study
- Laundry
- Ceiling Fans
- Rainwater Tank
- Leafy yard with private space

388 Mungumby Road  
Helenvale/Rossville, Via Cooktown  
Queensland 4895

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Lounge, dining & living



Open Plan kitchen



Bathroom



Master Bedroom



Back Deck



Wide front deck

## Very Private Convenient location!

A 2 bedroom 1 bathroom open plan home additionally offers a study/office. A wide deck out the front and a quiet secluded deck out the back for entertaining and down the western side for simply relaxing. From the outside the house is nicely tucked away from full view, once through the front door the inside opens right out with generous internal space extending to the inviting rear timber deck and tranquil outdoor living area to unwind or entertain on all year round. Designed with the environment in mind the house is equipped with solar electricity grid feed system and solar hot water to reduce those power bills each quarter. The yard is fully fenced with a generous back lawn offering privacy and shade and the ease of single level living.

Lot47 | C17933

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