

Statement of Information – Two-Storey Villa

Development: Canopy's Edge Lakeside Villas
Address: Wakepark Lane, Smithfield QLD 4878
Property Type: Two Storey Villa – Individually Titled

Key Property Information

Building Area: Approx. 261 m² (internal living + balconies + garage)

Levels: 2 (Ground + First Floor)

Bedrooms: 2

Bathrooms: 2.5

Car Spaces: 2 secure basement garages (EV-ready with 32-amp single-phase fast-charger capability)

Lift Provision: Designed for internal lift installation (optional upgrade)

Outdoor Areas: Private upper-level balconies overlooking the lake

Completion: Estimated December 2025

Inclusions & Features

Contemporary kitchen with stone benchtops

Split system air-conditioning throughout

Modern bathrooms with floor-to-ceiling tiles

Energy-efficient hot water system

High ceilings and full-height windows to maximise natural light

Landscaped gardens and private entry

Location Highlights

Situated directly on the Cairns Wake Park in the Lakeside Precinct

5 minutes walk to Smithfield Shopping Centre

5 minute drive to James Cook University

15 minutes to Cairns CBD and International Airport

Walking distance to walking trails, cafés, and local amenities

Availability

Availability: Limited release – Stage 1 now selling

Deposit: 10% upon contract

Settlement: Within 14–21 days of title registration

Additional Information

No Body Corporate fees – individually titled

Builder: KBL Constructions Pty Ltd

Developer: K & V Enterprises Pty Ltd

Council: Cairns Regional Council

Tenure: Freehold