






2/190 Buchan Street, Bungalow

1  1  1 

## Ground Floor One Bedroom | City Fringe | Boutique Complex

Situated in the well maintained & boutique 'Mornington' complex, this neat and spacious one-bedroom apartment is positioned on the ground floor, pool facing and has just been freshly painted. The apartment is private and offers a lush aspect overlooking the pool and gardens.

The property's location provides ultra convenience for its residents - located on the fringe of the City and within 1km of the CBD and Cairns Central Shopping Centre - just minutes to The Esplanade Precinct, shops, cafes, and public transport. This property will appeal to an array of buyer types, so arrange an inspection today. Features include:

- Freshly painted interiors, new doors, new fans
- Located on the ground floor in a small complex of just 10 units
- Open plan living/dining area opens out onto sizable and private patio overlooking the pool
- Good size bedroom with built in wardrobe. Brand new carpet
- Huge bathroom is combined with laundry includes dryer
- Tiled flooring, split system air conditioning, security screens
- Lockable storage room attached to unit
- Secure complex, allocated car space in carpark with remote

**FOR SALE**

Please Call

**AGENTS**

Aimee Ingram

0457 750 513

[a.ingram@ljheh.com.au](mailto:a.ingram@ljheh.com.au)

**AGENCY**

LJ Hooker Cairns Edge Hill

(07) 4053 9999

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- vehicle access and pin code pedestrian access
- Sparkling pool in the complex
- Currently vacant for the purpose of the sale
- 67m2 + 15m2 car space

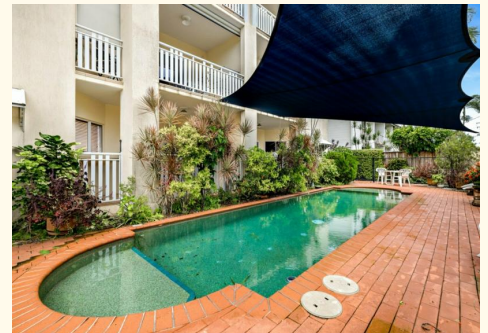
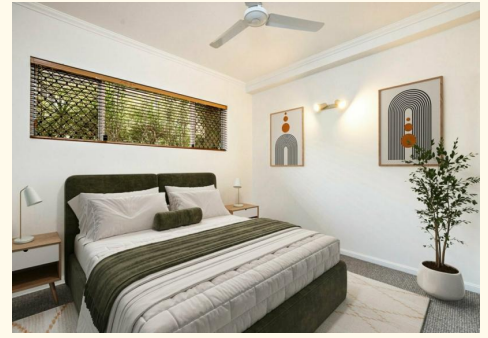
RENTAL APPRAISAL: \$450.00 per week  
 BODY CORP: Approx. \$4000.00 per annum with healthy sinking fund of \$105k.  
 COUNCIL RATES: Approx. \$3270.00 per annum

### MORE DETAILS

Property ID	2RDWFMB
Property Type	Apartment
Land Area	67 m2
Including	Air Conditioning Pool Balcony Built-in-Robes Secure Parking Fully Fenced

**Aimee Ingram 0457 750 513**  
 Sales Consultant | [a.ingram@ljheh.com.au](mailto:a.ingram@ljheh.com.au)

**LJ Hooker Cairns Edge Hill (07) 4053 9999**  
 81 - 83 Woodward Street, EDGE HILL QLD 4870  
[cairnsedgehill.ljhooker.com.au](http://cairnsedgehill.ljhooker.com.au) | [cairnsedgehill@ljheh.com.au](mailto:cairnsedgehill@ljheh.com.au)





Whilst LJ Hooker Edge Hill has made every effort to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only.