

## Cairns North, 15/350 Sheridan Street

Prime City Location | Affordable Opportunity to Enter the Market

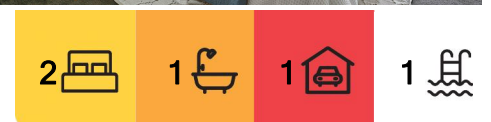
Located only 500m from the iconic Cairns Esplanade, this neat and tidy, two-bedroom townhouse will not disappoint as an ideal first home or startup/addition to your investment portfolio.

Situated in a 'Carinya Lodge', a complex of just 21 units, the property is within walking distance from the Cairns Base Hospital, Cairns CBD and Esplanade Precinct providing ultra convenience and direct access to a sought after lifestyle. Key features include:

- Located in the catchment zone for Cairns High State School & Edge Hill Primary School
- Modernised kitchen complete with barn style floating bench
- Open plan combined living and dining, tiled throughout, split system air conditioning
- Two good sized bedrooms with air conditioning, master with built in wardrobe
- Security screens, rendered block internal walls



**Disclaimer:** 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.



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**LJ Hooker Cairns Edge Hill**  
**(07) 4053 9999**



- Modern, energy saving fixtures and fittings throughout
- Large lock-up garage with room for storage and has direct access through to unit
- Good complex security with a coded pedestrian entry way and remote entry for vehicles with brand new gates and fences to be installed within weeks
- Complex also provides communal laundry & resort style pool
- Current rental appraisal \$450 - \$460 per week - property is currently vacant

The complex is just moments from most major amenities including the Public & Private Hospitals Esplanade precinct, Cairns Central Shopping Centre, the International & Domestic airport, school, shops, restaurants and transport.

BODY CORP &ndash; Approx. \$4200.00 per annum  
 COUNCIL RATES &ndash; Approx. \$3100.00 per annum

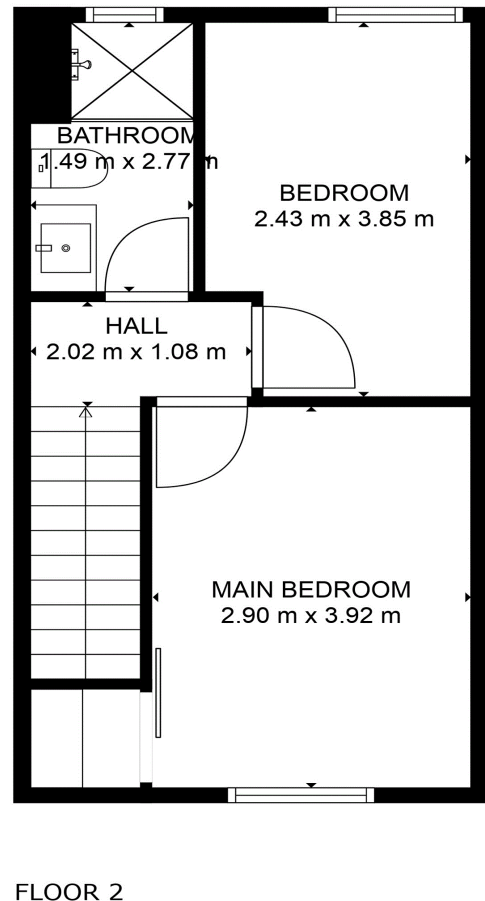
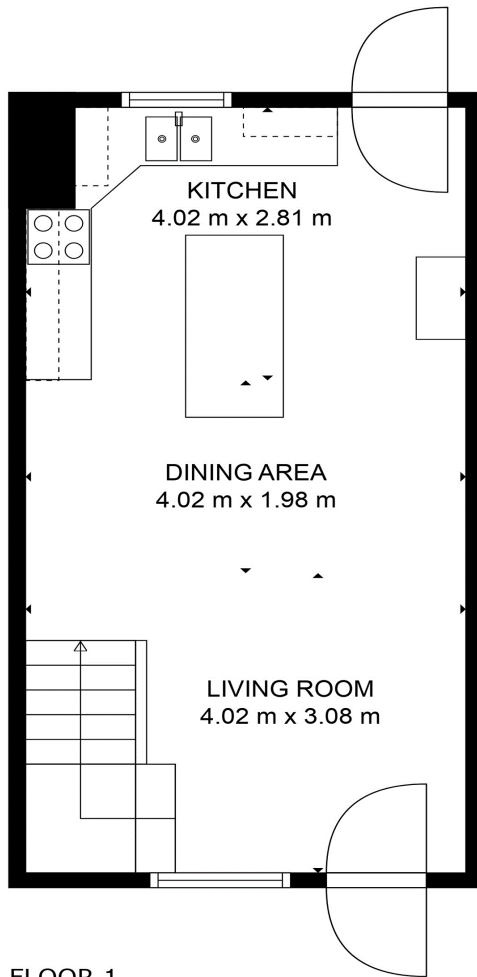
## More About this Property

Property ID	3XAUFMB
Property Type	Townhouse
Land Area	66 m2
Including	Air Conditioning Pool Built-in-Robes Secure Parking

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## FLOOR PLAN

Plan is not to scale and is indicative of layout. It is for illustrative purposes only. All room sizes and dimensions shown on this plan, including, but not limited to, doors, windows, cabinets are approximate. Property Shots Australia gives no guarantee to the accuracy of the document.

**15/350-354 Sheridan Street, Cairns North**