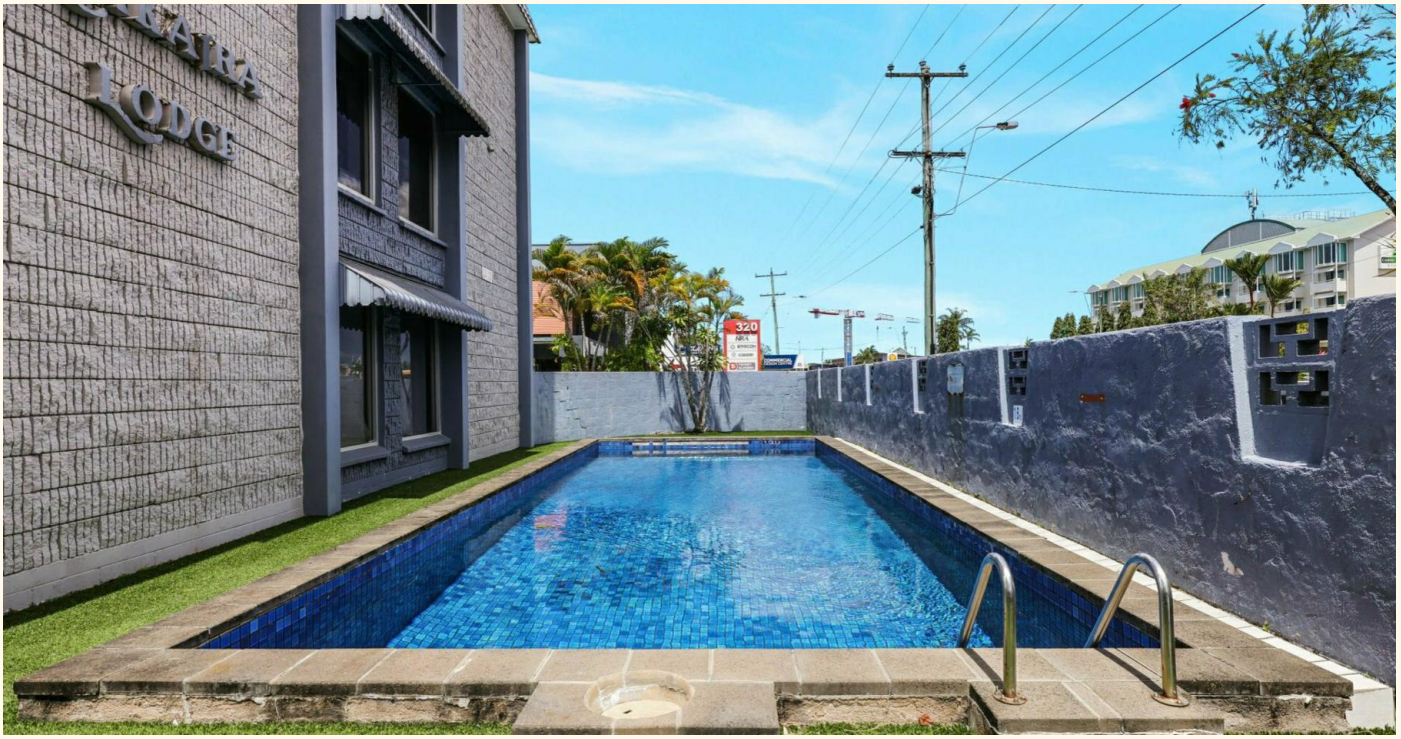








27/324-328 Sheridan Street, Cairns North

Motivated Seller - Renovated, Tenanted and Secure

Looking for an investment that's already done the hard work. Unit 27 at 324–328 Sheridan Street offers a renovated, low-maintenance property with a secure lease already in place, making it an ideal addition to any portfolio.

The property is currently leased at $410 per week until November 2027. Approx. 7.1% gross return on investment.

Inside, the unit has been thoughtfully updated with a brand-new kitchen, new flooring and a fresh coat of paint throughout, giving it a clean, modern feel that appeals to the investment market. Air-conditioning keeps things comfortable through the Cairns summer, built-in wardrobe storage keeps the space tidy, and a new security door adds peace of mind.

The complex has also recently installed 18 CCTV cameras, adding security for residents and making the building even more attractive to renters.

Positioned on Sheridan Street, you're within easy reach of the Cairns CBD, the Esplanade, shopping, dining and the airport, a location that

1 1 1

FOR SALE
Offers Over $285,000

VIEW
By Appointment

AGENTS
Nick Moller
0423 782 673
nickm@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.

stays in demand with tenants.

Features:
Allocated car space
Internal Laundry
New kitchen
New flooring and freshly painted
New Air-conditioning
New wardrobe
Hot water system
New security door
Complex recently fitted with 18 CCTV cameras
NBN

Rates: $1750.40 half yearly
Body Corporate Fees: approx $3900 per annum

Contact today to arrange an inspection or request further information.

MORE DETAILS

Property ID	3Z2UFMB
Property Type	Unit
Land Area	40 m2
Including	Pool







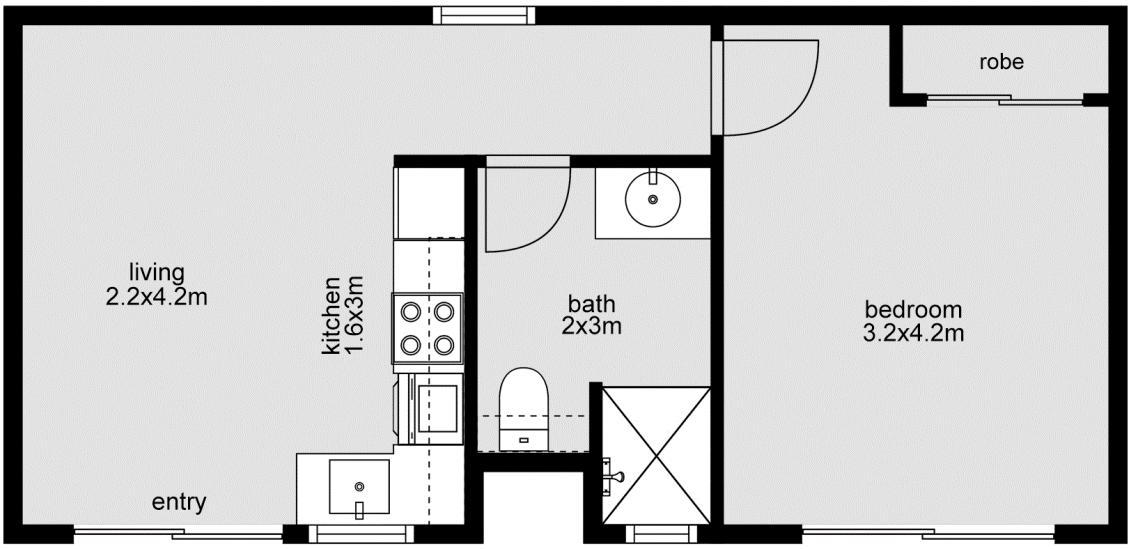




Nick Moller 0423 782 673
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Whilst LJ Hooker Edge Hill has made every effort to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only.

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