

Earlvile, 36 Mansfield Street

Full Duplex on One Title on 607sqm!

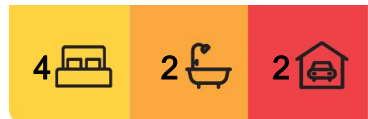
First time offered to the market! This is the ideal investment or downsize opportunity (live in one and rent out the other!). Located approximately 1km from Earlvile Shopping Town (complete with cinemas) and approximately 5km to the Cairns CBD and Esplanade. Local shops, public transport, primary schools, kindergarten and parklands within easy walking distance.

Practical features include:

- 2 x 2 Bedroom, 1 Bathroom Full Duplex.
- Open plan living and dining areas.
- Well-appointed kitchens.
- Good size bedrooms with built-in wardrobes (and air-conditioning).
- Fully security screened.
- Each half has a single carport and internal laundry.



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.



For Sale
Please Call

View
ljhooker.com.au/3W6XFMB

Contact
Nadine Edwards
0423 602 606
nedwards@ljheh.com.au

Harriet Donnelly
0417 160 171
harriet@ljheh.com.au

LJ Hooker Cairns Edge Hill
(07) 4053 9999

- One half has been freshly painted with new flooring installed.
- No Body Corporate fees.

Full duplexes like this do not come along often. Call to arrange your inspection!

Auction On Site & Online Via Realtair.

17 August at 11.30AM

****Offers considered prior to Auction****

This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

More About this Property

Property ID	3W6XFMB
Property Type	DuplexSemi-detached
Land Area	607 m ²
Including	Air Conditioning Built-in-Robes

Nadine Edwards 0423 602 606

Director | nedwards@ljheh.com.au

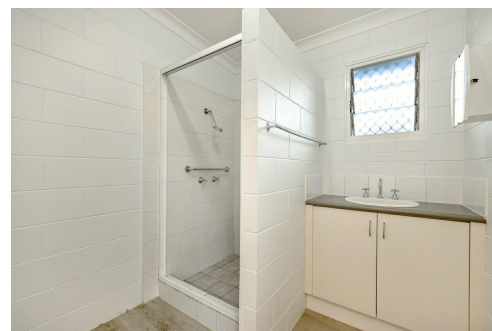
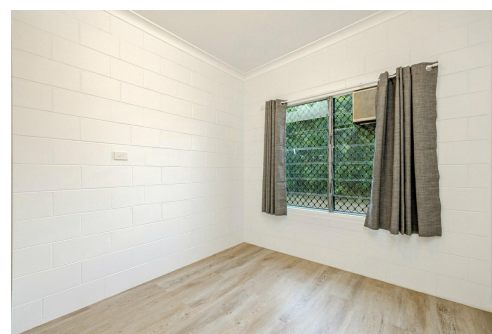
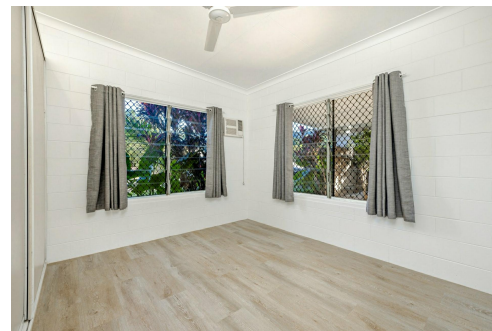
Harriet Donnelly 0417 160 171

Sales Associate to Nadine Edwards | harriet@ljheh.com.au

LJ Hooker Cairns Edge Hill (07) 4053 9999

81 - 83 Woodward Street, EDGE HILL QLD 4870

cairnsedgehill.ljhooker.com.au | cairnsedgehill@ljheh.com.au



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.

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



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.