

## Edge Hill, 11/390 Mayers Street

### Conveniently Positioned Edge Hill Studio

Walking distance from the Edge Hill Village and its wide array of restaurants and amenities as well as the Botanical gardens and arrow walking tracks, this modernised bedsitter can be owned and occupied or added to your investment portfolio.

Situated on the 1st floor in a well maintained complex, the property provides convenient, low maintenance living.

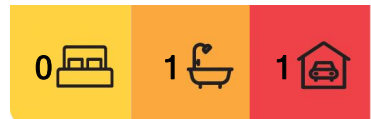
It has a combined bathroom and laundry, built in wardrobe, split system air conditioning, small balcony and security screens.

The complex provides an allocated car park per unit.

Just a few minutes' drive to most major amenities including International & Domestic airport, public & private hospital & the Cairns CBD and Esplanade Precinct.



**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/3WGAFMB](http://ljhooker.com.au/3WGAFMB)

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

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

Current rental appraisal low &ndash; mid \$300's per week.

BODY CORP: Approx. \$4400.00 per annum

COUNCIL RATES: \$3100.00 per annum

Auction On Site & Online Via Realtair.

07/11/2024 at 5:30pm

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

<b>Property ID</b>	3WGAFMB
<b>Property Type</b>	Unit
<b>Land Area</b>	36 m <sup>2</sup>
<b>Including</b>	Air Conditioning

**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**

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