



6/4 McPherson Close, Edge Hill

1 1 1

Perfect Edge Hill Location!

Looking to increase your investment portfolio don't miss this opportunity with immediate income as its tenanted until 29/9/26 \$450 per week

Tucked away at the end of a cul-de-sac, only footsteps to a vibrant world of cafes, restaurants, shops and businesses, the Botanic Gardens, the Tanks precinct, Arrow walking tracks, and Centenary Lakes plus a short drive to the Cairns Hospital, CBD and International and Domestic airports.

This easy-care low maintenance ground floor unit offers a leafy bushland backdrop affords you privacy with no rear neighbours.

Open plan living with central kitchen with timber benchtops, ample storage and has electric cooktop and oven.
Generous size bedroom with split system air conditioning and built in wardrobe.
Combined bathroom and laundry.

Other practical features include security screens throughout, single carport and additional off-street parking.

Call to arrange your inspection today!

FOR SALE

Please Call

AGENTS

Kim Ryan
0410 500 342
kim.ryan@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

Council Rates: Approx \$1633.45 Half year
Body Corporate Fees Approx \$4642.85 per year

MORE DETAILS

Property ID	3YDDFMB
Property Type	Unit
Land Area	39 m2
Including	Air Conditioning Ground Floor

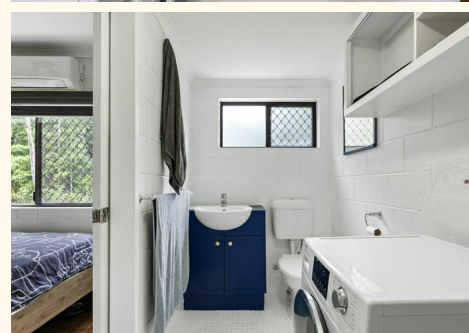
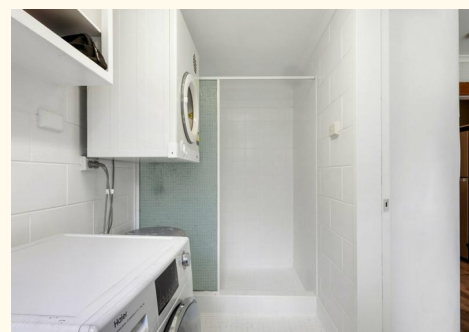
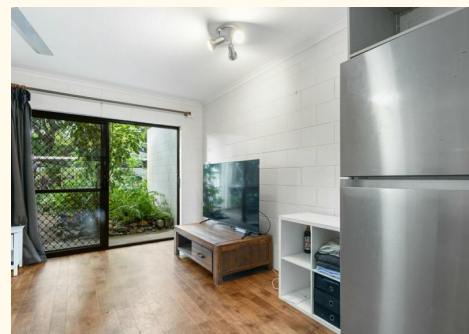
Kim Ryan 0410 500 342

Sales Consultant | kim.ryan@ljheh.com.au

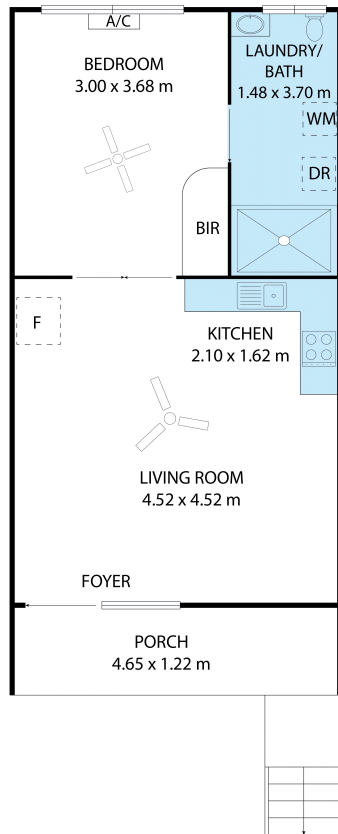
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81 - 83 Woodward Street, EDGE HILL QLD 4870

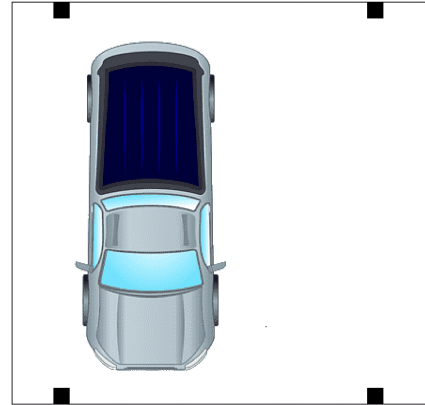
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CAR SPACE
5.80 x 5.80 m



(NOT IN POSITION)

6/4 MCPHERSON CLOSE, EDGE HILL
TOTAL APPROX. FLOOR AREA 39 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.