



8/2 McPherson Close, Edge Hill

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## Perfect entry into Edge Hill

Tucked away in 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 CBD and International and Domestic airports.

If you are looking for your first property or adding to your investment portfolio don't miss this opportunity with immediate income as its tenanted until 26/5/26 \$360pw

Located at the rear of the complex top floor end unit with a leafy bushland backdrop affords you privacy with no rear neighbours.

Open plan living with split system air conditioning is designed to capture all the tropical breezes.

Generous size bedroom with built in wardrobe  
Combined bathroom and laundry

Other practical features include security screens throughout, single carport, off street parking the complex has an inground swimming pool great for entertaining.

Council Rates: Approx \$1633.45 Half year  
Body Corporate Fees Approx \$3750.00 per year

**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

Auction Day 14/2/26 9.30am on site

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 DETAILS

Property ID	3Y7HFMB
Property Type	Unit
Including	Air Conditioning
	Toilets (1)
	Pool
	Balcony
	Built-in-Robes
	Top Floor rear of complex

**Kim Ryan 0410 500 342**

Sales Consultant | [kim.ryan@ljheh.com.au](mailto:kim.ryan@ljheh.com.au)

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

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Internal 40 sqm approx



## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. ©RealFocusCairns.com.au

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