




Unit 12/6 McPherson Close, Edge Hill

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## Purchase a Lifestyle - Not Just An Apartment

Tucked away in a peaceful cul-de-sac, this charming first level apartment is part of a boutique complex of just 14 residences.

Inside, the apartment features an inviting open-plan design, with sliding doors that lead to a private balcony, an ideal space to relax and enjoy the tropical breezes. The bedroom is generous in size and filled with natural light, creating a peaceful retreat. Practical features include an internal laundry, split system air conditioning, security screens, and an allocated car space, ensuring comfort and convenience in daily living.

This low maintenance apartment is move in ready, making it an excellent option for first home buyers, those seeking a base in Cairns, or investors looking for a quality property in a high demand location.

Body Corporate fees: \$2864.14 Per Annum with exclusive use of a carpark space.

The prime location offers the perfect balance of serenity and convenience, with the vibrant Edge Hill hub just a short stroll away. Enjoy easy access to popular cafes, restaurants, boutique shops, and

### FOR SALE

Please Call

### AGENTS

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

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

### AGENCY

LJ Hooker Cairns Edge Hill  
(07) 4053 9999

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

a variety of local businesses that make this area so sought after.

Nature enthusiasts will love being close to the lush surrounds of the Cairns Botanic Gardens, Centenary Lakes, and the Tanks Arts Centre. The nearby "Arrow" walking tracks provide an excellent way to explore the natural beauty of the area. For those needing to commute or travel, the Cairns CBD along with the domestic and international airports are just a short drive away.

Don't miss your opportunity to inspect, contact us today to arrange a viewing.

Auction On Site & Online Via Realtair.  
Saturday 24th May at 2:00PM

- \*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 DETAILS

Property ID	3X7PFMB
Property Type	Unit
Land Area	44 m2
Including	Air Conditioning Balcony

**Nadine Edwards 0423 602 606**

Director | nedwards@ljheh.com.au

**Harriet Donnelly 0417 160 171**

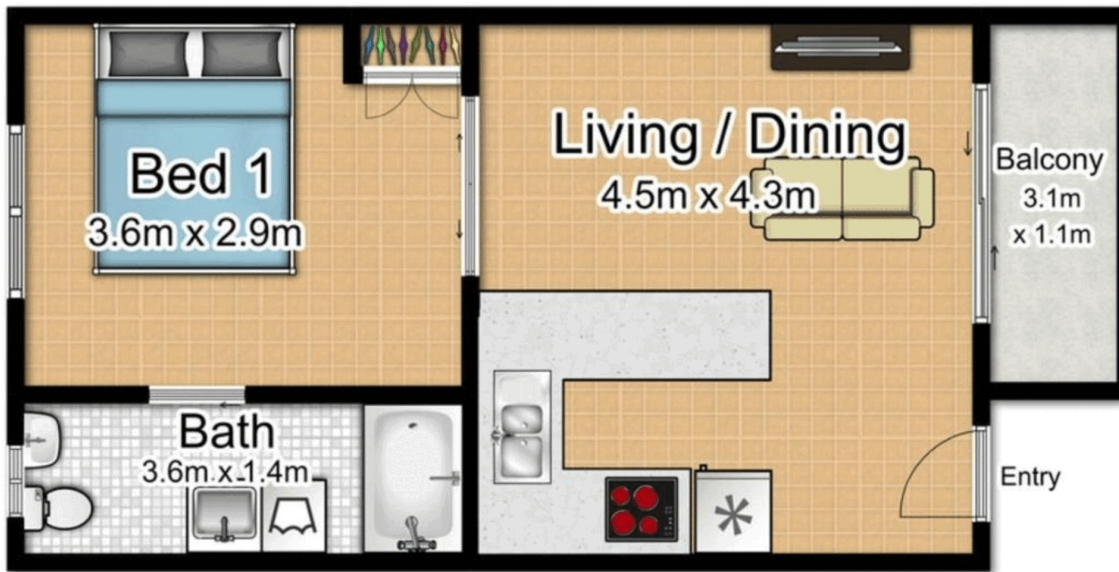
Sales Associate to Nadine Edwards | harriet@ljheh.com.au

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

81 - 83 Woodward Street, EDGE HILL QLD 4870

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





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