

5/7A Grantala Street, Manoora

Large, Exclusive Use Courtyard | Single Level 3 Bedroom, 2 Bathroom Villa in Sought After Location

Presenting to the market, a rare opportunity to secure a spacious and affordable 3-bedroom villa on the fringe of the Cairns CBD. Welcome to "Whitfield Village", a well-maintained complex situated in an ultra convenient location - close to all desired local amenities and less than 2km from the popular hub of cafes and restaurants in trendy Edge Hill.

Offering a practical and functional floorplan, this ground floor property is designed for comfortable, low maintenance living. The corner position provides an abundance of natural light and refreshing breezes throughout the year, while the generous private courtyard creates an ideal space to relax or entertain.

Other features include:

- Private entry with a cute sitting courtyard space, fully fenced
- Open plan, combined living/dining run direct onto sizable, exclusive use courtyard
- Central kitchen with breakfast bar and electric cooking

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.

3 2 1

FOR SALE
Offers Over \$499,000

VIEW
By Appointment

AGENTS
Aimee Ingram
0457 750 513
a.ingram@ljheh.com.au

AGENCY
LJ Hooker Cairns Edge Hill
(07) 4053 9999

LJ Hooker

- Two bedrooms have built in wardrobes, main bedroom has ensuite and walk through wardrobe
- Split system air-conditioning and security screen throughout
- Internal laundry
- Attached lock up carport with remote access. Additional carpark outside unit, allocated to the unit via body corp
- Complex provides tropical in-ground swimming pool
- Pet friendly complex, upon body corporate approval
- Currently rented with fantastic tenant until 26/11/2026 at \$520 per week. Current rental appraisal available upon request

BODY COPY: Approx. \$8,830.00 per annum

- 10% discount applies for prompt levy payment = \$7,949.00 per annum
- Recent increase in annual levies for upcoming major works, including painting, roofing & guttering, fences, pool shade

COUNCIL RATES: Approx. \$3,500.00 per annum

Within walking distance to Piconnes Shopping Village which offers a large variety of amenities including doctors, pharmacy, IGA supermarket, bottle shop, post office and food outlets.

Located only 10 minutes from the Cairns CBD and Esplanade Precinct, Cairns Central Shopping Centre, Cairns Base Hospital; close to schools and transport options. Call today to arrange an inspection.

MORE DETAILS

Property ID	3Z0QFMB
Property Type	Apartment
Land Area	92 m2
Including	Air Conditioning
	Pool
	Courtyard
	Built-in-Robes
	Fully Fenced
	Remote Garage

Aimee Ingram 0457 750 513

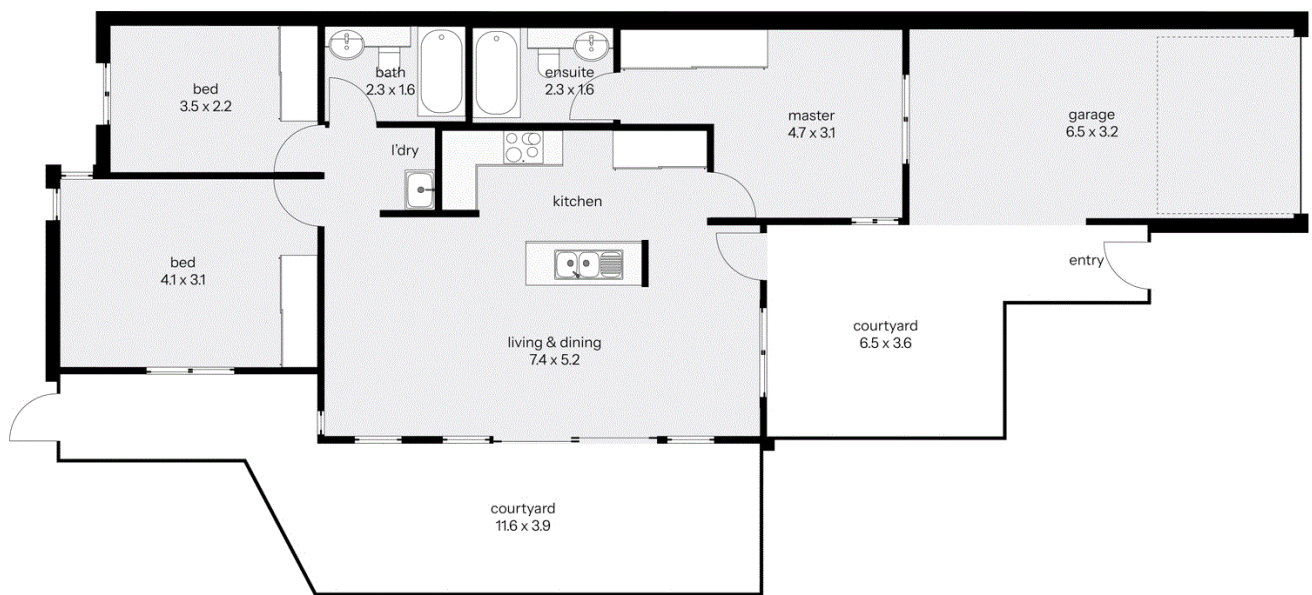
Sales Consultant | a.ingram@ljheh.com.au

LJ Hooker Cairns Edge Hill (07) 4053 9999

81 - 83 Woodward Street, EDGE HILL QLD 4870

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





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.