



1&2/182 Pease Street, Manoora

Full Duplex- Zoned Multi Unit Dwelling

First time offered to the market in over 35 years!

Secure this city fringe, single level block full duplex on one title with no body corporate fees is worthy of your inspection.

Immediate rental income stream as each side is tenanted with plenty of potential to capitalise on your investment. Located in the Edge Hill State School catchment and conveniently located in walking distance to Piccones Shopping Village including local Perries IGA, Doctors, Wholelife Pharmacy, Specialists and cafe's, public transport, and local parklands.

PROPERTY PROFILE:

Each side consists of two bedrooms, central kitchen, open plan living, main bathroom separate toilet, laundry, rear patio, single carport with additional off-street parking.

Air conditioning

Security screens

6.6kw Solar System

Fenced side and rear separate backyards (809m2) making it child and

2 1 1

FOR SALE

Offers Over \$799,000

VIEW

By Appointment

AGENTS

Kim Ryan

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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.



pet friendly with no rear neighbours and a leafy green backdrop.

Close proximity to Edge Hill State School, Kindergarten and just minutes from Edge Hill Village, the Botanic Gardens, Red Arrow walking tracks, the Cairns CBD and the Esplanade.

Call to enquire today!

Council Rates approximately \$ 3141.10 1/2 yearly
Combined weekly rent income \$1000.00 per week

MORE DETAILS

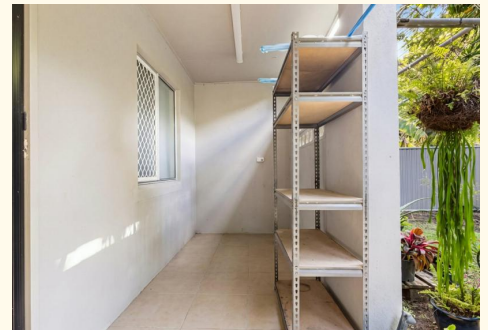
Property ID	3YZEFMB
Property Type	DuplexSemi-detached
Land Area	809 m2
Including	Air Conditioning
	Toilets (1)
	Fully Fenced
	Solar Panels
	6.6kw Solar

Kim Ryan 0410 500 342

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182 Pease Street, Manoora, QLD, 4870

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.

