



## Manoora, 7 Denman Close

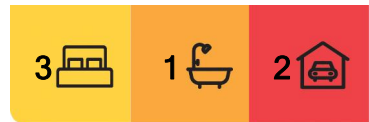
Solid & Affordable Home on 682m2 Block

Situated at the end of a quiet cul-de-sac on a large, low-maintenance block, offering the perfect entry level buy. Located only 10 minutes from the Cairns CBD &ndash; providing affordability, convenience and an excellent opportunity for first home buyers or investors. Features Include:

- Fully fenced, low maintenance block on 682m2
- Well-appointed kitchen complete with stainless steel appliances, electric cooking
- Open plan, combined living and dining area, tiled
- Large undercover patio/entertaining area
- 3 bedrooms all with air conditioning
- Updated bathroom with separate toilet
- Security screens throughout, internal laundry
- Double Carport, with room for extra vehicle
- Mature fruit trees and garden shed in backyard



**Disclaimer:** 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.



**For Sale**  
Please Call \_\_\_\_\_

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**(07) 4053 9999**

- Currently rented at \$520 per week until 02/05/2025
- Council rates are approx. \$3100 per annum

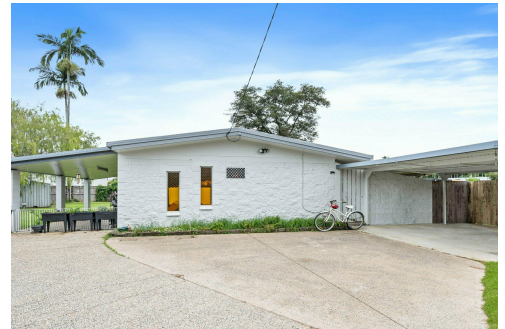
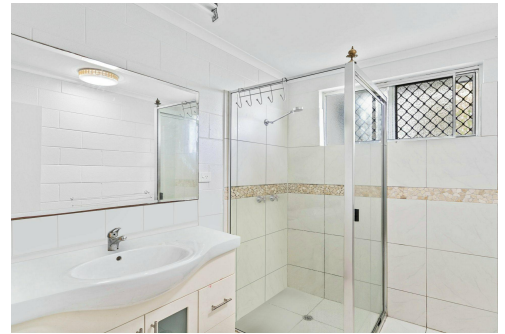
Walking distance to Piccones Village on Pease St. Located with quick access to International and Domestic Airports, Botanical Gardens the Edge Hill Hub, the Cairns CBD, Esplanade amenities and more.

## More About this Property

<b>Property ID</b>	3T9EFMB
<b>Property Type</b>	House
<b>Land Area</b>	682 m2
<b>Including</b>	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Water Tank

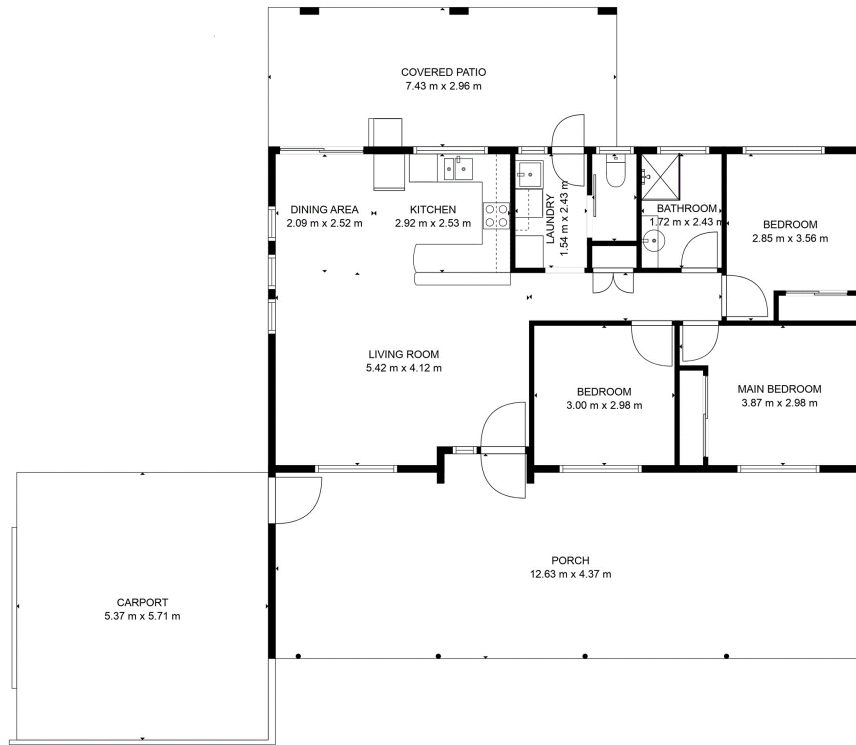
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## FLOORPLAN

Plan is not to scale and is indicative of layout. It is for illustrative purposes only. All room sizes and dimensions shown on this plan, including, but not limited to, doors, windows, cabinets are approximate.  
Property Shots Australia gives no guarantee to the accuracy of the document.

# 7 Denman Close, Manoora