



11/6 Grantala Street, Manoora

2-Bedroom Townhouse | Private Courtyard | Freshly Painted | Pool in Complex

Discover an outstanding opportunity to own an affordable, low-maintenance 2-bedroom townhouse in a highly convenient location on the fringe of Cairns CBD.

Set in a small, boutique complex of just 12 townhouses, this well-positioned property offers excellent privacy and security while remaining incredibly central. Everything you need is just moments away. Property Highlights:

- Freshly painted throughout with new carpet in both bedrooms and updated fittings
- Spacious open-plan living and dining that flows seamlessly onto a large, paved, and fully fenced private courtyard
- Two generous bedrooms, both with built-in wardrobes
- Downstairs separate toilet and internal laundry
- Air-conditioning and security screens throughout
- Secure undercover carport with direct access to the front door
- Access to the complex's in-ground swimming pool
- Pet-friendly complex (subject to body corporate approval)

2  1  1 

FOR SALE

Offers Over \$419,000

VIEW

Sat 4th Jul @ 11:00AM - 11:30AM

AGENTS

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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.

 **LJ Hooker**

Currently vacant and ready for immediate occupation or tenancy, this property presents excellent value with a current rental appraisal of \$480–\$500 per week.

Perfect for first-home buyers, investors, or anyone seeking a low-maintenance lifestyle in a prime Cairns location, this home offers comfort, convenience, and fantastic potential.

BODY CORP: Approx. \$4,550.00 per annum
COUNCIL RATES: Approx. \$3,260.00 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.

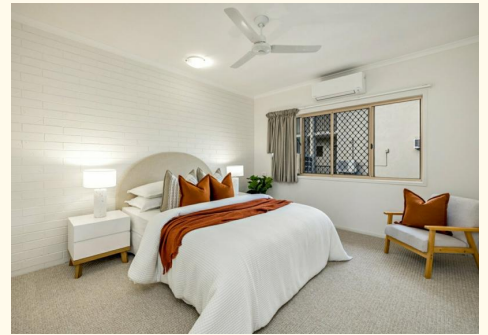
Located only 10 minutes from the Cairns CBD and Esplanade Precinct, Cairns Central Shopping Centre, Cairns Base Hospital; close to schools and transport options. Call today to arrange an inspection

MORE DETAILS

Property ID	3YQSFMB
Property Type	Townhouse
Land Area	78 m2
Including	Air Conditioning Pool Courtyard Built-in-Robes

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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.