



Manoora, 16/38-48 Patience Street

Spacious Townhouse | Lock -Up Garage | Large Courtyard

Situated in "Attenborough Apartments" a well-maintained complex sitting amongst 4 acres of lush, landscaped gardens, boasting onsite management and a stunning tropical resort-style pool, it's no surprise that apartments within this complex rarely become available.

Offering an exceptional opportunity to secure either a reliable investment or affordable place to call home. Features include:

- Fully fenced front & rear courtyards
- Functional floor plan with separate living and dining areas, split system air-conditioning
- Central kitchen complete with electric cooking, dishwasher and breakfast bar
- Two good sized bedrooms both with their own ensuites, built in wardrobes
- Master bedroom complete with large private balcony, mountain views
- Internal laundry, down stairs toilet & powder room



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

View
ljhooker.com.au/3XASFMB

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

LJ Hooker Cairns Edge Hill
(07) 4053 9999

- Remote lock-up garage with private access to unit
- The complex provides additional onsite car parking and a resort style pool surrounded by native and tropical gardens
- Pet friendly complex with approval via the body corporate
- Onsite management
- Currently rented at \$470 per week until August 2025, with great tenants who are happy to stay on

BODY CORP: Approx. \$7360.00 Per annum.

COUNCIL RATES: Approx. \$3000.00 Per annum.

The location, secret and hidden away, is handy to everything. A short 200mtrs stroll to Piconnes Shopping Village which offers a large variety of amenities including doctors, gym, yoga studio, pharmacy, IGA supermarket, bottle shop, post office and cafes.

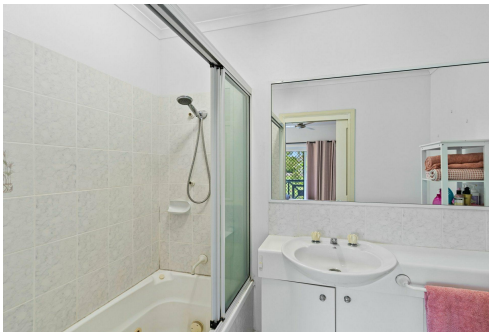
Located only 5 minutes from Edge Hills hub of restaurants and cafes, 10 minutes from the Cairns CBD and Esplanade Precinct, Cairns Central Shopping Centre, Cairns Base Hospital. Call to arrange an inspection today.

More About this Property

Property ID	3XASFMB
Property Type	Townhouse
Including	Air Conditioning Pool Courtyard Balcony Dishwasher Built-in-Robes Remote Garage

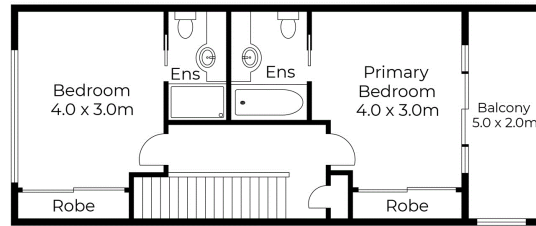
Aimee Ingram 0457 750 513
Sales Consultant | a.ingram@ljheh.com.au

LJ Hooker Cairns Edge Hill (07) 4053 9999
81 - 83 Woodward Street, EDGE HILL QLD 4870
cairnsedgehill.ljhooker.com.au | cairnsedgehill@ljheh.com.au

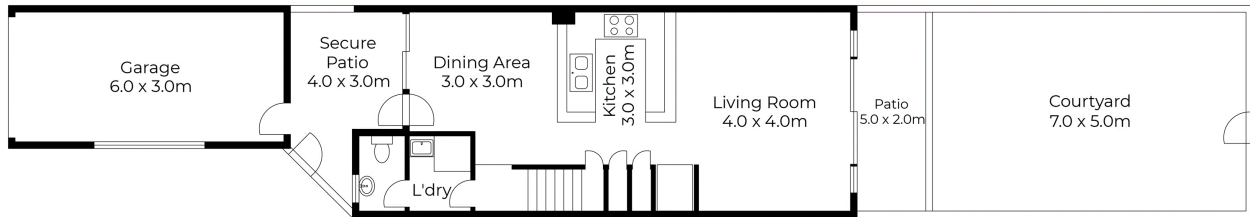


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First Floor



Ground Floor

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.

16/34-36 Patience Street, Manoora