






11/1 Grantala Street, Manoora

Rare 3 Bedroom Townhouse | Sizable Courtyard | Freshly Painted

Presenting to the market, a rare opportunity to secure a spacious & affordable 3-bedroom townhouse on the fringe of the Cairns CBD. Packed with features including a large private courtyard, attached carport and functional floorplan.

Situated well off the street and at the end of the block – the position provides ample privacy, natural light and breeze to enter all year round. Property provides residents with an ultra-convenient location, all desired amenities just moments away. Features include:

- Freshly painted interiors
- Boutique complex of just 11 townhouses
- Open plan, combined living/dining run direct onto courtyard space
- Patio & courtyard area, fully fenced
- All bedrooms have built in wardrobes
- Downstairs has a separate toilet & internal laundry
- Air-conditioning & security screens throughout
- Undercover carport accommodation with direct access to front door
- Complex provides an in-ground swimming pool

3  1  1 

FOR SALE

Please Call

AGENTS

Aimee Ingram

0457 750 513

a.ingram@ljheh.com.au

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**

- Pet friendly complex, upon body corporate approval
- Property is currently vacant for the purpose of the sale
- Rental appraisal is approx. \$550 per week

BODY CORP: Approx. \$6,600.00 per annum

COUNCIL RATES: Approx. \$3,200.00 per annum

Within walking distance to Piconnes Shopping Village which offers a large variety of amenities including doctors, yoga, physio, 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.

MORE DETAILS

Property ID	3Y6RFMB
Property Type	Unit
Land Area	100 m2
Including	Air Conditioning
	Pool
	Courtyard
	Built-in-Robes

Aimee Ingram 0457 750 513

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

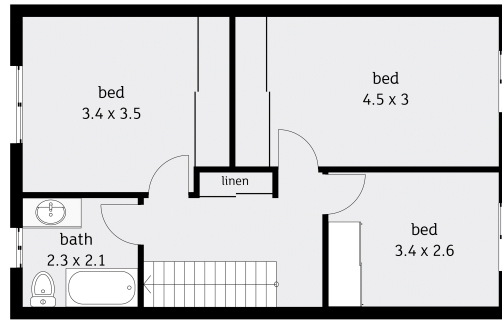
LJ Hooker Cairns Edge Hill (07) 4053 9999

81 - 83 Woodward Street, EDGE HILL QLD 4870

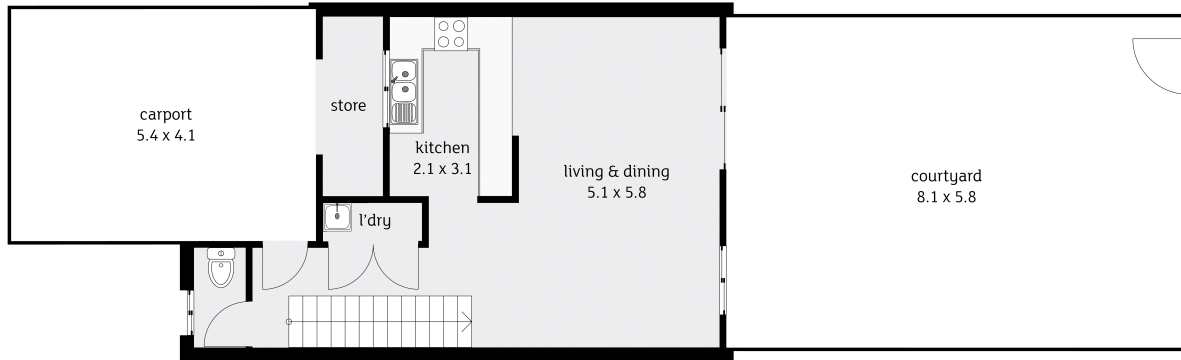
cairnsedgehill.ljhooker.com.au | cairnsedgehill@ljheh.com.au



Upstairs.



Downstairs.



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.