






Sold



2/12 Grantala Street, Manoora

2  1  1 

Modernised, Spacious and Private Ground Floor Apartment with Delightful Courtyard

FOR SALE

Please Call

AGENTS

Aimee Ingram

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AGENCY

LJ Hooker Cairns Edge Hill

(07) 4053 9999

Presenting to the market, a rare opportunity to secure an affordable home on the fringe of the Cairns CBD. Situated in 'Casa Breeze' a boutique complex of just 12 units, this immaculate, single-level property features a sizable, fully fenced courtyard and undercover patio, functional floorplan and modern upgrades throughout – offering secure, comfortable and convenient living.

Close to all desired amenities and less than 2km from the popular hub of cafes and restaurants in trendy Edge Hill.

This property will provide vacant possession and is waiting for its new owner to make it their home. Features include:

- Private, fully fenced courtyard the perfect place to garden, relax or entertain
- Light filled combined dining and living room, opens straight up onto patio space
- Sizable patio complete with quality blinds, provides a perfect all weather outdoor space
- Modernised kitchen complete with electric cooking, convection

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**

oven, dishwasher and breakfast bar, tinted windows to soften afternoon sun

- Two good sized bedrooms both have built in wardrobes (wall mounted tv included in second bedroom)
- Bathroom has large walk-in shower with no step
- Other practical features include split system air conditioning throughout, security screens throughout, internal laundry, tiled living areas
- Private undercover car accommodation plus lockable storage unit with shelving included
- Sony TV and Bose sound bar mounted to living room wall to be included
- Small complex of 12 provides beautiful green and leafy environment and a resort style pool
- Pet-friendly complex, upon body corp approval
- Current rental appraisal \$480 - \$500 per week
- Body corporate has approved and budgeted full re-paint of complex and landscaping of pool area

BODY CORP: Approx. \$6330.00 per annum
COUNCIL RATES: Approx. \$2600.00 per annum

Close to schools and transport options. Walking distance to Piccones Village on Pease St. Quick access to the International and Domestic Airports, Botanical Gardens the Edge Hill Hub, the Cairns CBD, Esplanade amenities and more.

MORE DETAILS

Property ID	3Y5WFMB
Property Type	Unit
Land Area	96 m2
Including	Air Conditioning Pool Courtyard Dishwasher Built-in-Robes Fully Fenced

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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.