

## Manoora, 44/201-203 Mayers Street

Spacious and Private | Lock-Up Garage | 82m2 of Exclusive Use Courtyards

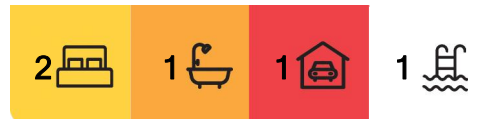
Situated in "Attenborough Apartments" a well-maintained complex sitting amongst 4 acres of lush, landscaped gardens, boasting onsite management and a stunning tropical resort-style pool, it's no surprise that apartments within this complex are in high demand and rarely become available.

Occupying prime position with no rear neighbour's this neat as a pin, ground floor apartment is nestled amongst a gorgeous green and leafy backdrop. Freshly painted and with vacant possession available this property offers an exceptional opportunity to secure either a reliable asset or affordable place to call home. Features include:

- Freshly painted, new fittings throughout
- Prime complex position provides extra privacy, no rear neighbours
- Single level apartment on the ground floor



**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**  
Under Contract

**View**  
[ljhooker.com.au/3WBKFM](http://ljhooker.com.au/3WBKFM)

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**LJ Hooker Cairns Edge Hill**  
**(07) 4053 9999**

- 2 x exclusive use courtyards with total area of 82m2
- Open plan combined living and dining flow directly onto undercover patio space
- Kitchen complete with electric cooking, room for a dishwasher and breakfast bar
- Master bedroom with two-way access to bathroom and walk in robe
- Other practical features include split system air conditioning & security screens throughout, internal laundry
- Remote lock-up garage with ample raised storage shelves & private access to unit
- Current rental appraisal is high \$400's per week
- The complex provides a resort style pool surrounded by native and tropical gardens
- Pet friendly complex with approval via the body corporate
- Onsite management

BODY CORP: Approx. \$7000.00 Per annum.

COUNCIL RATES: Approx. \$3000.00 Per annum.

Walking distance 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

<b>Property ID</b>	3WBKFMB
<b>Property Type</b>	Unit
<b>Including</b>	Air Conditioning Pool Courtyard Outdoor Entertaining Built-in-Robes Secure Parking

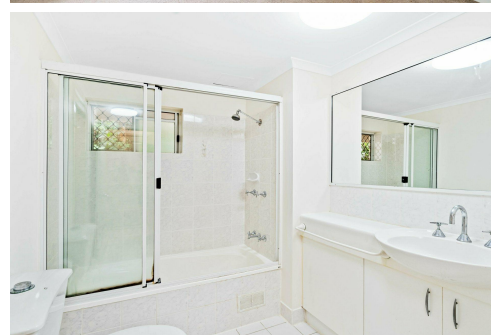
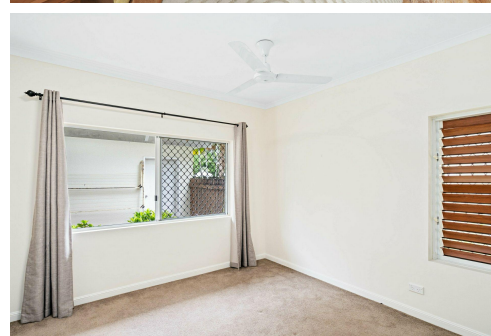
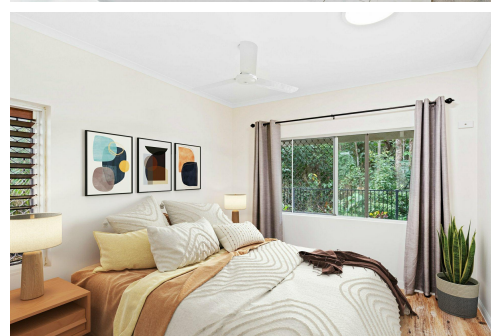
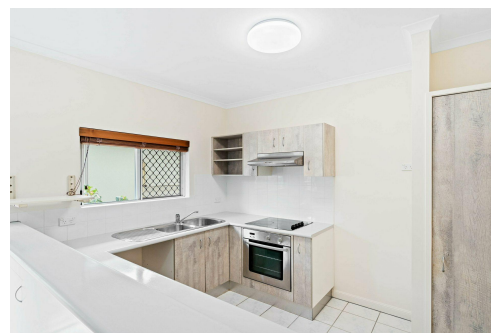
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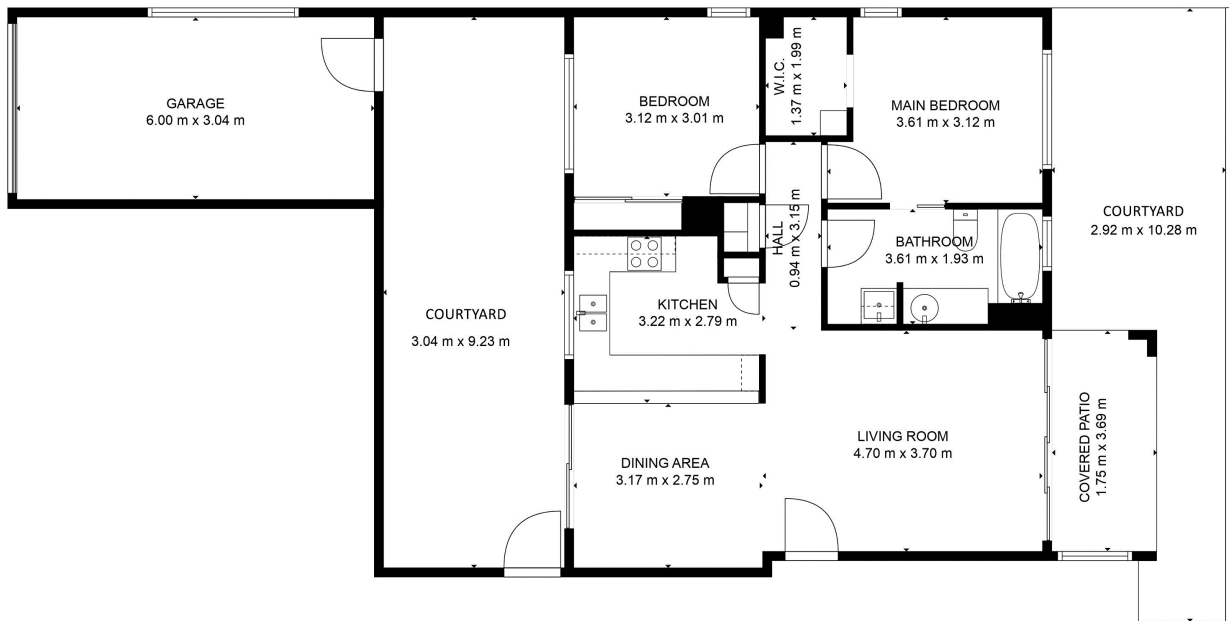
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### FLOORPLAN

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.

## 5/201 Mayers Street, Manoora