

Manoora, 7/3 Quetta Close

Renovated & Spacious Townhouse in Boutique Complex of 12

Presenting to the market, a rare opportunity to secure a spacious & affordable townhouse on the fringe of the Cairns CBD.

Tastefully renovated throughout and packed with features including a huge exclusive use, fully fenced corner courtyard, lock up garage and functional floorplan - offering an ultra-desirable arrangement for an array of buyer types.

Light, bright and breezy all year round with its enviable corner block position. Ensure you inspect as this immaculate residence won't disappoint. Features include:

- Large exclusive use and fully fenced courtyard with an incredible amount of space - perfect for children, pets and entertaining
- Renovated kitchen complete with electric cooking, ample storage & bench space, large



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.

2	1	1	1
---	---	---	---

For Sale
Please Call

View
ljhooker.com.au/3WJGFMB

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

LJ Hooker Cairns Edge Hill
(07) 4053 9999

breakfast bar

- Open plan combined living and dining flow directly onto rear courtyard space
- Generous master bedroom with built in wardrobe and private balcony, study nook
- Large second bedroom with built in wardrobe
- Beautifully renovated bathroom complete with a full-sized bath and separate shower and double sink vanity (*shower screen still to be installed, next week)
- Separate internal laundry with second toilet and hand basin
- Remote lock-up garage
- Other practical features include split system air conditioning, tiled flooring & security screens all throughout plus extra storage options
- Situated in "Quetta Court", a well-maintained complex of just 12 townhouses provides additional onsite car parking and a resort style pool
- Pet friendly complex, upon body corporate approval
- Current rental appraisal \$500 per week

BODY CORP: Approx. \$5330.00 Per annum

COUNCIL RATES: Approx. \$2900.00 Per annum

Walking distance to Piccones Village on Pease St. Located with quick access to International and Domestic Airports, Botanical Gardens the Edge Hill Hub, the Cairns CBD, Esplanade amenities and more.

More About this Property

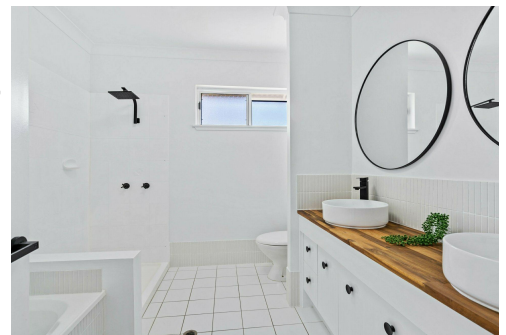
Property ID	3WJGFMB
Property Type	Unit
Land Area	125 m ²
Including	Air Conditioning Toilets (2) Pool Courtyard Balcony Built-in-Robes Secure Parking Fully Fenced Remote Garage

Aimee Ingram 0457 750 513

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

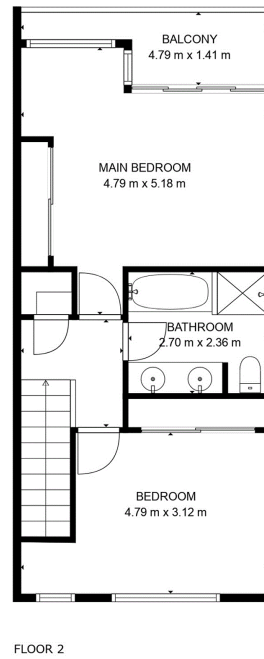
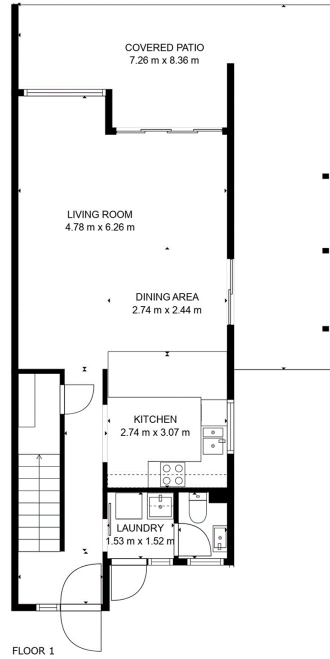
LJ Hooker Cairns Edge Hill (07) 4053 9999

81 - 83 Woodward Street, EDGE HILL QLD 4870
cairnsedgehill.ljhooker.com.au | cairnsedgehill@ljheh.com.au



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.

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



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.

7/3 Quetta Close, Manoora