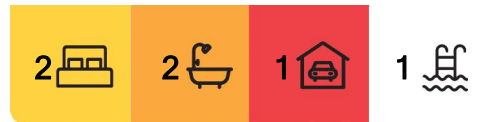




## Manoora, 7/7A Grantala Street

Single Level 2 Bed, 2 Bath with Attached Car Accom



Welcome to "Whitfield Village" a well-maintained complex situated in an ultra-convenient location & close to all desired local amenities and less than 2km from the popular hub of cafes & restaurants in trendy Edge Hill. Apartment number 7 is set well off the street allowing a quiet and peaceful atmosphere for its residents. This property is vacant and move in ready, come and inspect today. Features include:

- Open plan combined living & dining area provides sliding door access to the undercover entertainers' patio and rear courtyard
- Fully fenced front courtyard
- Central kitchen with electric cooking and breakfast bar
- Main bedroom has its own ensuite & walk-through robe
- Tiled flooring in living areas
- Split system air conditioning throughout
- Internal laundry comes with dryer

**For Sale**  
Under Contract

**View**  
[ljhooker.com.au/3H2CFMB](http://ljhooker.com.au/3H2CFMB)

**Contact**  
**Aimee Ingram**  
0457 750 513  
[a.ingram@ljheh.com.au](mailto:a.ingram@ljheh.com.au)



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

**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.

- Attached lock up carport car accommodation
- NBN connected, photoelectric smoke detectors installed
- Complex provides resort style swimming pool
- Pet friendly complex upon body corporate approval
- Rental appraisal \$490 - \$500 per week

BODY CORP: Approx. \$4020.00 per annum (levies are \$4470 per annum, but 10% discount applies when they are paid promptly)

COUNCIL RATES: Approx. \$3000.00 per annum

Located only 10 minutes from the Cairns CBD and Esplanade Precinct, Cairns Central Shopping Centre, Cairns Base Hospital, Cairns International and Domestic Airport; close to schools and transport options. Call today to arrange an inspection.

## More About this Property

<b>Property ID</b>	3H2CFMB
<b>Property Type</b>	Unit
<b>Including</b>	Ensuite Air Conditioning Pool Courtyard Outdoor Entertaining Built-in-Robes Fully Fenced

**Aimee Ingram 0457 750 513**

Sales Consultant | [a.ingram@ljheh.com.au](mailto:a.ingram@ljheh.com.au)

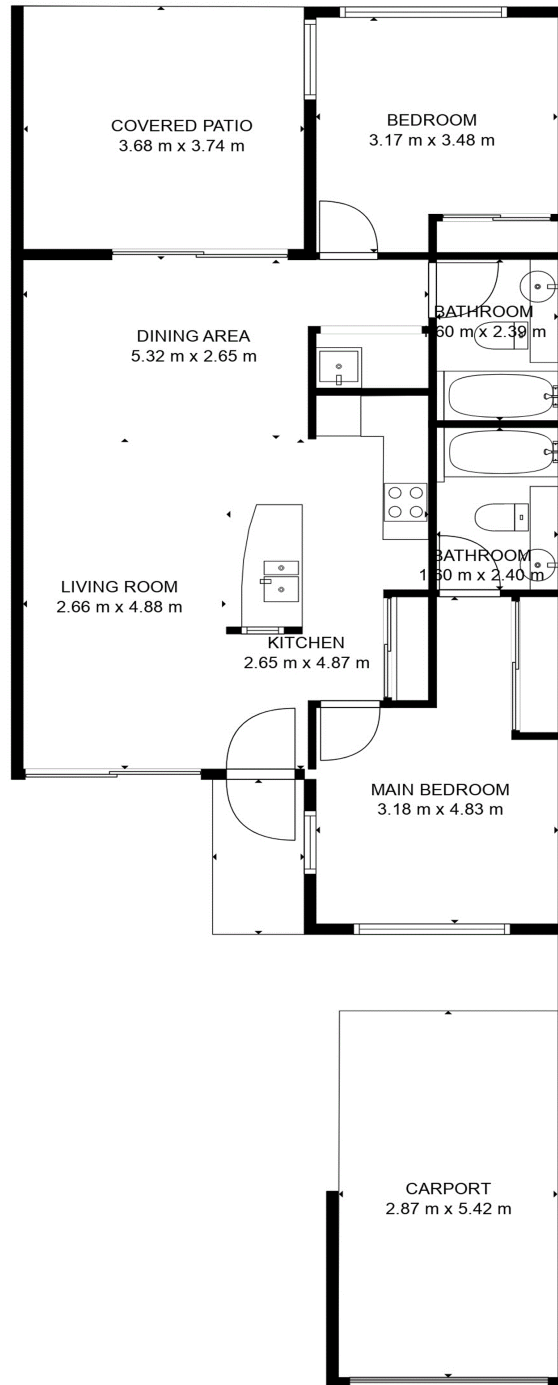
**LJ Hooker Cairns Edge Hill (07) 4053 9999**

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## FLOOR PLAN

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.

7/7A Grantala Street, Manoora