



7/71-73 Alfred Street, Manunda

Neat as a Pin One-Bedroom Apartment | Ground Floor | Affordable Body Corp Levy

Positioned on the ground floor of the well-located 'Palmilla' complex, this neat and tidy one-bedroom unit presents an excellent opportunity for investors looking to add a low-maintenance property to their portfolio.

Ideally located just one block from Raintree Shopping Centre, the property is also within easy walking distance of schools and a range of local amenities, making it a convenient choice for tenants and investors alike. Features include:

- 51m2 (39m2 unit + 12m2 carpark)
- Located at the rear of the block and on the end, allows for extra natural light and breeze to enter
- Open plan combined living and dining
- Kitchen has electric cooking
- One good size bedroom with built in wardrobe
- Bathroom & Internal laundry combo
- Split system air conditioning throughout
- White goods included: brand new fridge, washing machine, dryer
- Undercover, allocated car park

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.

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FOR SALE
Offers Over \$229,000

VIEW
By Appointment

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

AGENCY
LJ Hooker Cairns Edge Hill
(07) 4053 9999



- Resort style swimming pool
- Currently rented with great tenant who would love to stay at on. Lease until 24th Feb 2027 @ \$300.00 per week. Current rental appraisal available upon request

BODY CORP: Approx. \$2,750.00 per annum

COUNCIL RATES: Approx. \$3,500.00 per annum

Located within immediate proximity to Raintrees shopping centre which offers an array of amenities, including the newly refurbished Woolworths, Cafes, Pharmacy, Library and public transport. Positioned only a short drive to the Cairns Airport, public and private Schools and approx. 4km from the CBD.

MORE DETAILS

Property ID	3Z23FMB
Property Type	Apartment
Land Area	51 m2
Including	Air Conditioning
	Pool
	Built-in-Robes

Aimee Ingram 0457 750 513

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

LJ Hooker Cairns Edge Hill (07) 4053 9999

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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.