



Sold



9/101-103 Birch Street, Manunda

2 🏠 1 🚗 1 🚗

Boutique Complex | Top Floor | Lock Up Garage

Proudly presenting to the market this freshly painted, top floor apartment - offering great value, entry level buying. Situated in "Birchgrove" a boutique complex of just 9 apartments, residents are provided a secure environment with a green & leafy outlook. Positioned in an ultra-convenient location - most desired amenities are within walking distance. Features include:

- Freshly painted throughout
- Open plan, combined living/dining area flows onto private balcony
- Good size kitchen complete with electric cooking, breakfast bar, space for a dishwasher
- Both bedrooms have built in wardrobes
- Main bedroom has private access to balcony
- Split system air conditioning in living room
- Internal laundry
- Remote, lock-up car garage (open garage shared with 3 other occupants)
- Complex provides resort style pool & secure entry via remote or pedestrian coded gate
- Currently vacant for the purpose of the sale, current rental appraisal is \$450 - \$470 per week
- Whitegoods including fridge, washer and dryer included

FOR SALE
Please Call

AGENTS

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

AGENCY

LJ Hooker Cairns Edge Hill
(07) 4053 9999

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.



BODY CORP: Approx. \$4850.00 per annum
COUNCIL RATES: Approx. \$3200.00 per annum

Within walking distance from Raintrees Shopping Village, private & public primary schools and public transport. Only 4km from the Cairns CBD and Esplanade Precinct, Cairns Central Shopping Centre, Cairns Base Hospital. Call to arrange an inspection today.

MORE DETAILS

Property ID	3Y2GFMB
Property Type	Apartment
Land Area	84 m2
Including	Air Conditioning
	Pool
	Balcony
	Built-in-Robes
	Secure Parking

Aimee Ingram 0457 750 513

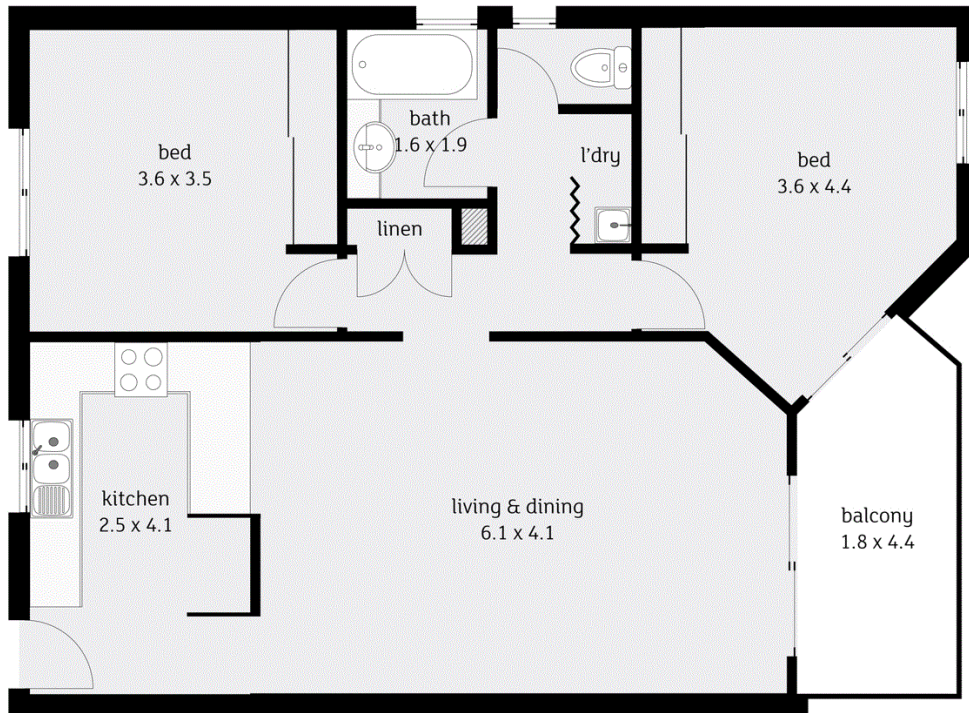
Sales Consultant | a.ingram@ljheh.com.au

LJ Hooker Cairns Edge Hill (07) 4053 9999

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



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.



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.