



1/43-45 McCormack Street, Manunda

2 🏠 1 🚿 1 🚗

## Two Bedroom Townhouse | Boutique Complex | Low Body Corp

**FOR SALE**

Please Call

**AGENTS**

Aimee Ingram

0457 750 513

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

**AGENCY**

LJ Hooker Cairns Edge Hill

(07) 4053 9999

Proudly presenting to the market this two-bedroom, modernised townhouse, offering great value buying for those looking to enter the market or secure a solid investment.

Situated in 'Karaville Apartments' a boutique complex of just 8 townhouses, residents are provided a secure, gated environment and green, leafy surrounds. Positioned in an ultra-convenient location with most desired amenities within walking distance. Features include:

- Open plan, combined living/dining area
- Modernised kitchen complete with electric cooking, ample bench and storage space
- Sizable, renovated bathroom
- Both bedrooms have high pitched ceilings, air conditioners and built in wardrobes
- Internal laundry and under stair storage
- Courtyard space is currently being occupied with a garden shed but could be converted into a more usable space with pavers, pebbles and/or turf etc
- Undercover car accommodation

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**

- Complex provides secure entry via remote or pedestrian coded gate
- Currently vacant for the purpose of the sale
- Rental appraisal is \$470 - \$490 per week

BODY CORP: Approx. \$4030.00 per annum  
 COUNCIL RATES: Approx. \$3200.00 per annum  
 SINKING FUND BALANCE: Approx. \$52,000.00

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

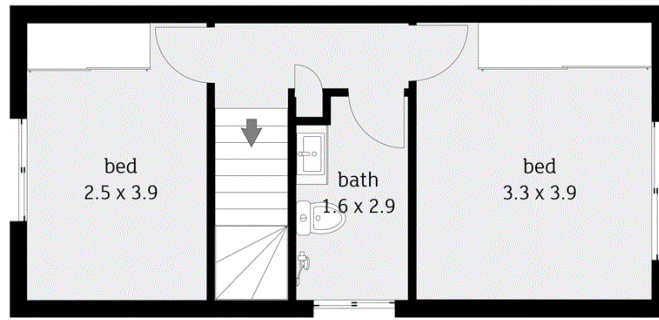
Property ID	3YBDFMB
Property Type	Unit
Including	Air Conditioning Courtyard Built-in-Robes Secure Parking

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

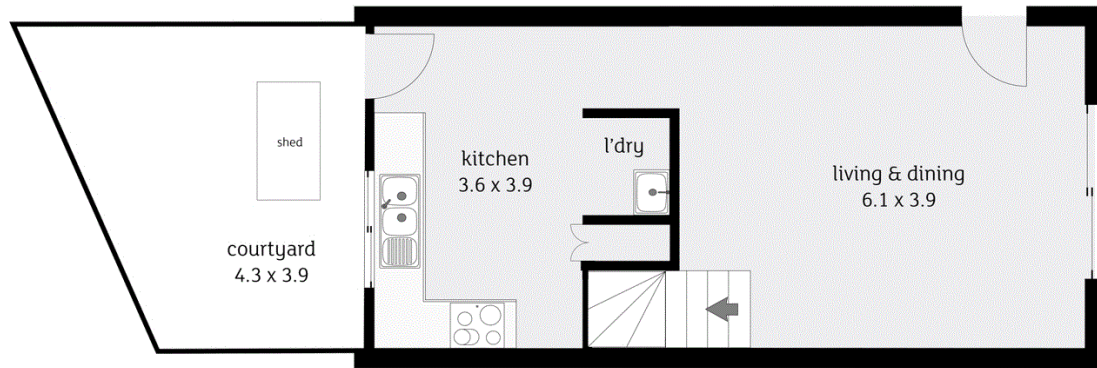
**LJ Hooker Cairns Edge Hill (07) 4053 9999**  
 81 - 83 Woodward Street, EDGE HILL QLD 4870  
[cairnsedgehill.ljhooker.com.au](http://cairnsedgehill.ljhooker.com.au) | [cairnsedgehill@ljheh.com.au](mailto:cairnsedgehill@ljheh.com.au)



Upstairs.



Downstairs.



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.