

Manunda, 1/50 Alfred Street

Ground Floor, Two-bedroom Unit with Great Potential

Positioned on the ground floor of "Raintree Waters", this two-bedroom unit offers an affordable opportunity and should be considered for anyone looking to add to their investment portfolio.

Located directly across the road from Raintree's newly revamped Shopping Centre and is within walking distance of schools and an array of other amenities. Features include:

- Open plan combined living and dining
- Kitchen has electric cooking, breakfast bar
- Two good size bedrooms both with built in wardrobes, main bedroom has air con
- Bathroom provides a shower over bath and has combined laundry
- Undercover, allocated car park
- Currently rented with great tenants who would love to stay at on. Lease until May 2025 at \$350 per week



For Sale
Please Call

View
ljhooker.com.au/3WU7FMB

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LJ Hooker Cairns Edge Hill
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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.

BODY CORP: Approx. \$5060.00 per annum (annual levies are \$6328.00 however 20% discount applies for prompt payment)

COUNCIL RATES: Approx. \$3000.00 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.

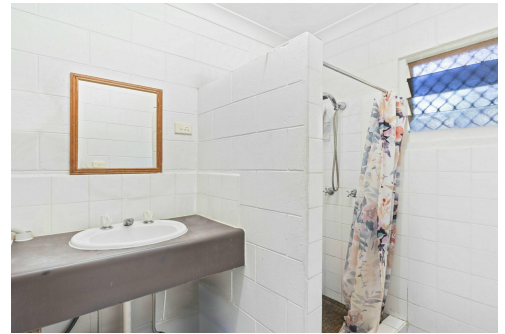
Positioned only a short drive to the Cairns Airport, public and private Schools and approx. 4km from the CBD.

More About this Property

Property ID	3WU7FMB
Property Type	Unit
Land Area	59 m2

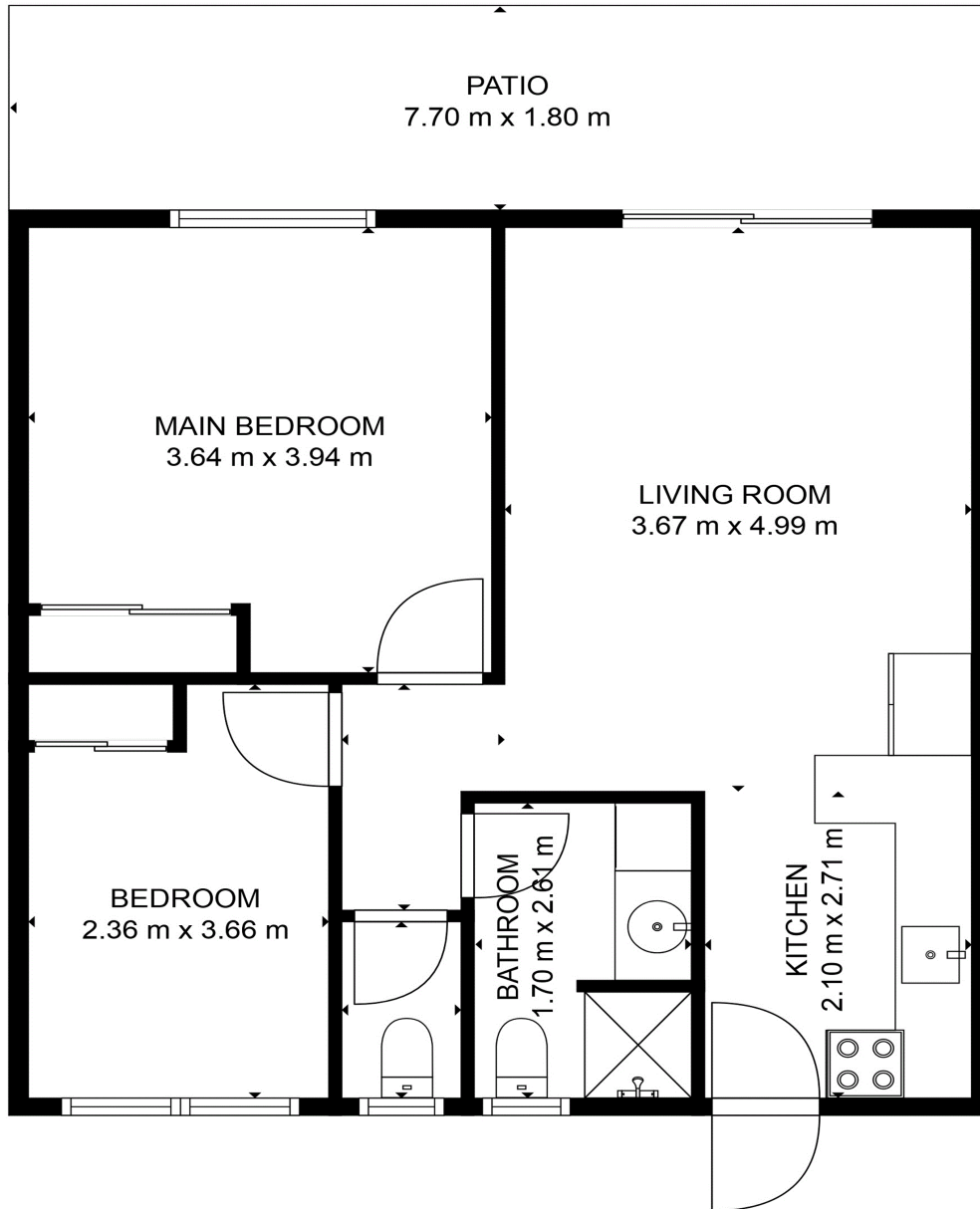
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FLOOR PLAN

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.
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