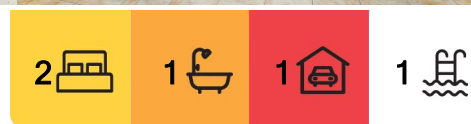


## Manunda, 102/53 McCormack Street

Ground Floor | Convenient Location | Low Body Corp Fees

Presenting to the market a neat and tidy two-bedroom apartment situated close to the Cairns CBD, Raintrees newly revamped Shopping Centre as well as an array of local amenities, transport and schools. Situated on the ground floor in 'City Edge Apartments' a complex of just 19 units, this property is vacant and move in ready. The perfect place to call home or addition to your investment portfolio. Features include:

- Separate living and dining areas
- Undercover patio and enclosed courtyard &ndash; perfect for pets
- Central kitchen with electric cooking
- Both bedrooms have been upgraded with plantation shutters and have built-in wardrobes
- Air conditioning throughout
- Internal laundry with dryer & washing machine
- Undercover car accommodation
- Complex provides resort style pool



**For Sale**  
Under Contract

**View**  
[ljhooker.com.au/3W82FMB](http://ljhooker.com.au/3W82FMB)

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



**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.

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

RENTAL APPRAISAL: \$400.00 - \$430.00 per week  
 BODY CORP: Approx. \$3069.00 per annum. Healthy sinking fund of over \$100k  
 COUNCIL RATES: Approx. \$2900.00 per annum

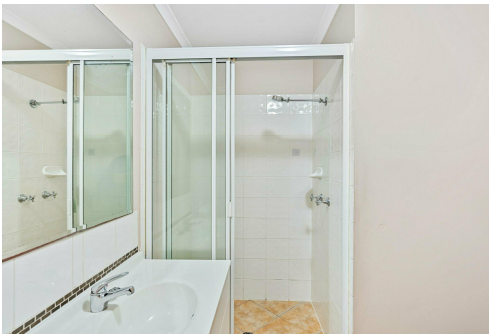
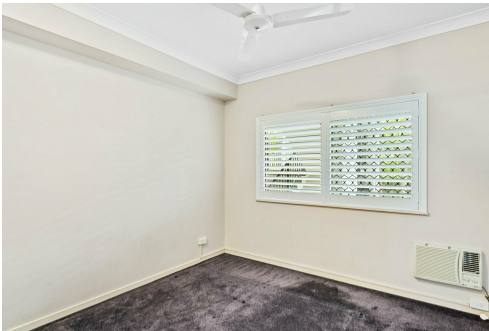
Within walking distance of Raintrees Shopping Village, private & public primary schools and public transport. Only 4km from the Cairns CBD and Esplanade Precinct, Cairns Central Shopping Centre, Cairns Base Hospital. Call to arrange an inspection today.

## More About this Property

Property ID	3W82FMB
Property Type	Unit
Land Area	71 m <sup>2</sup>
Including	Air Conditioning Pool

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

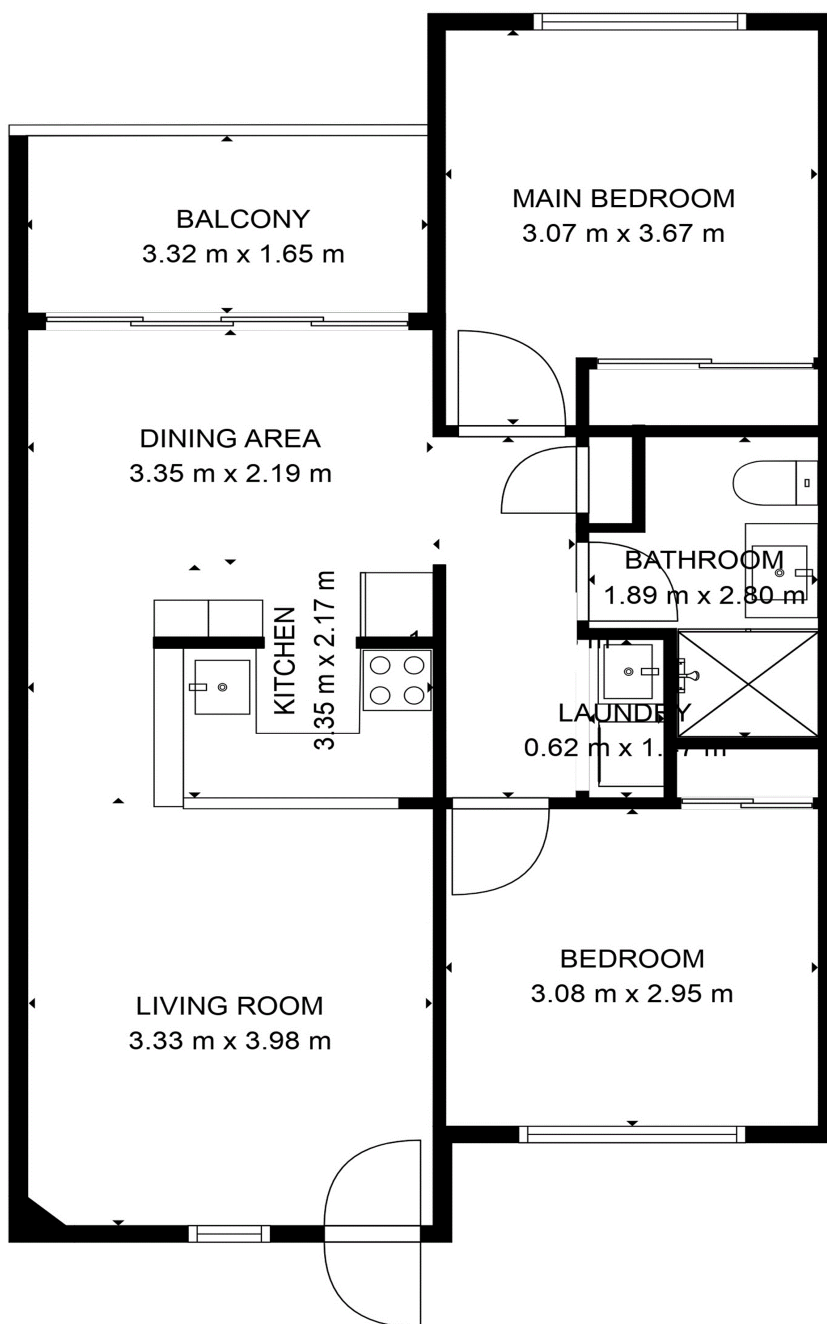
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## FLOOR PLAN

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.

**102/53 McCormack Street, Manunda**