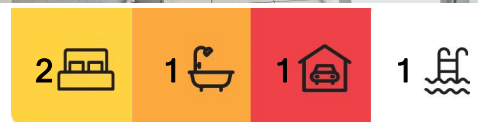


## Manunda, 3/101-103 Birch Street

### Private Ground Floor Apartment with Lock Up Garage

Proudly presenting to the market a private, ground floor apartment offering great value, entry level buying. Situated in "Birchgrove" a small complex of just 9 units, unit 3 is surrounded by tropical gardens providing a green and leafy environment for its residents. Located in an ultra-convenient location with all desired amenities within walking distance. Features include:

- Open plan, combined living/dining area
- Patio area surrounded by tropical gardens
- Good size kitchen has ample bench space and storage options and breakfast bar
- Both bedrooms have built in wardrobes



#### For Sale

Please Call

#### View

[ljhooker.com.au/3VM5FMB](http://ljhooker.com.au/3VM5FMB)

#### 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.

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**(07) 4053 9999**



- Main bedroom has split system air conditioning & access to patio
- Tiled flooring and security screens throughout
- Internal laundry includes washer & dryer
- Lock-up car garage
- Complex provides resort style pool & secure entry via remote or pedestrian coded gate
- Long term tenant in place who would love to say on. Please enquire within for current rental appraisal info

BODY CORP: \$4040.00 per annum  
 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	3VM5FMB
Property Type	Unit
Land Area	84 m²
Including	Air Conditioning Toilets (1) Pool Built-in-Robes

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

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