

## Manunda, 37/439 Severin Street

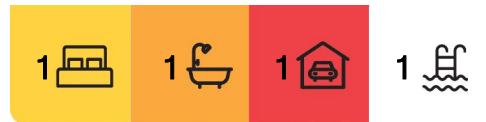
| Calling All Investors - Solid Long Term Tenant

Presenting to the market a neat & tidy one bedroom unit located only moments from Cairns CBD, transport options and the Cairns TAFE campus. Ideal for those looking to invest with a long term and reliable tenant in place with a lease until December 2025. Features include:

- First floor provides extra privacy & security
- Great size bedroom with built in wardrobe and access to bathroom
- Small, private balcony
- Split system air conditioning
- Tiled flooring (carpeted bedroom) & security screens throughout
- Internal laundry includes dryer
- Carport accommodation
- Complex provides resort style pool
- Currently rented with great, long-term at \$310 until December 2025



**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.



**For Sale**  
Please Call

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

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

BODY CORP: Approx. \$3600.00 per annum. (levies are \$4500.00 per annum however, 20% discount applies for prompt levies)

COUNCIL RATES: Approx. \$3000.00 per annum

Public transport is easily accessible, and the unit is only 2km to the Cairns CBD, Esplanade Precinct and Cairns Central Shopping Centre.

## More About this Property

<b>Property ID</b>	3WHDFMB
<b>Property Type</b>	Unit
<b>Land Area</b>	53 m2
<b>Including</b>	Air Conditioning Pool Balcony Built-in-Robes

**Aimee Ingram 0457 750 513**

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

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