

## Manunda, 9/94 Birch Street

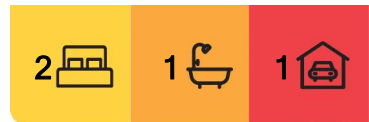
The Perfect Entry Level 2 Bedroom Unit in Central Location

Positioned on the first floor of 'Greenfields Apartments', this two-bedroom unit offers an affordable opportunity and should be considered for anyone looking to add to their investment portfolio. Located within immediate proximity to Raintrees recently 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 & air conditioning
- Bathroom combined with laundry
- Small balcony
- Undercover, allocated car park
- Currently rented with lease until 11/11/2025 at \$385 per week



**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**  
Under Contract

**View**  
[ljhooker.com.au/3X78FMB](http://ljhooker.com.au/3X78FMB)

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

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

- Complex provides resort style pool

BODY CORP: Approx. \$4950.00 per annum. 10% discount applies for prompt payment of levies

= \$4456.00 per annum

COUNCIL RATES: Approx. \$3000.00 per annum

Raintrees Shopping Centre offers an array of amenities, including Woolworths, Cafes, Pharmacy & Health Facilities, Library, Post Office, Newsagent, Bottle Shops and public transport. Positioned only a short drive to the Cairns Airport, public and private Schools and approx. 4km from the CBD.

Please call today to arrange an inspection on 0457 750 513.

## More About this Property

<b>Property ID</b>	3X78FMB
<b>Property Type</b>	Unit
<b>Including</b>	Air Conditioning Balcony Built-in-Robes

**Aimee Ingram 0457 750 513**

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

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

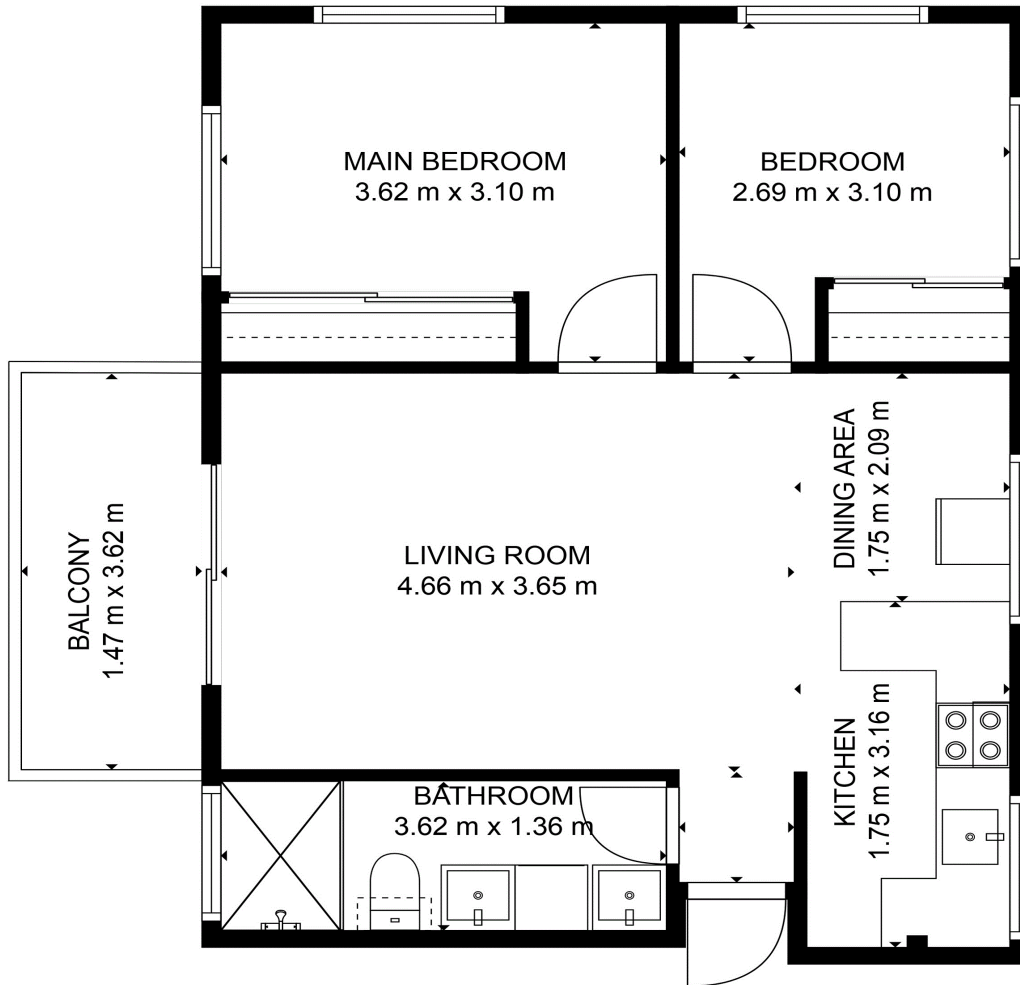
81 - 83 Woodward Street, EDGE HILL QLD 4870

cairnsedgehill.ljhooker.com.au | cairnsedgehill@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.

9/94-96 Birch Street, Manunda