



Mooroobool, 2/346-348 McCoombe Street

Ground Floor Apartment | Convenient City-Fringe Location



An excellent opportunity for the astute investor looking for an addition to their portfolio or entry into the Cairns property market.

Features of this one-bedroom, one-bathroom ground floor apartment include:

- Plenty of natural light circulates throughout the open plan living.
- Box air-conditioner in the bedroom with built-in wardrobe.
- New upright cooktop and oven, washing machine and dryer included in sale.
- Tiled bathroom with laundry facilities.
- Timber-like vinyl flooring throughout.
- Security screens throughout.
- Undercover car space.
- Completely unaffected by the rain event in Jan 2024.

The complex of eight is well maintained and presented with landscaped tropical gardens is



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/3WD5FMB

Contact
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LJ Hooker Cairns Edge Hill
(07) 4053 9999

proximity to amenities including public transport, local shops, Raintrees Shopping Centre, sporting grounds and schools.

Body Corporate approx. \$6,100.00 per annum.

Currently rented for \$340.00 per week until August 2025.

More About this Property

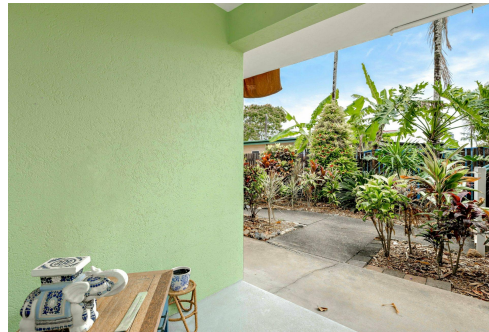
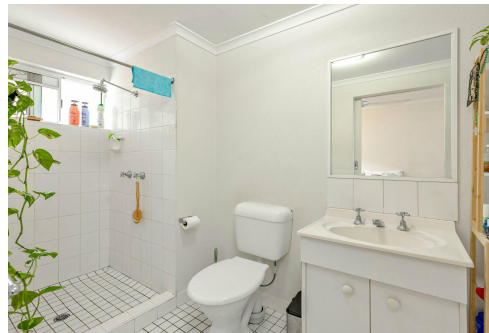
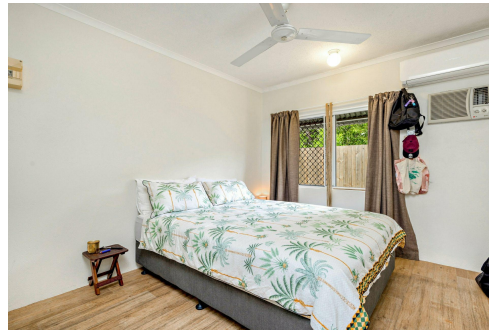
Property ID	3WD5FMB
Property Type	Apartment
Land Area	49 m ²
Including	Air Conditioning

Nick Moller 0423 782 673

Director | Sales Specialist | Auctioneer | nickm@ljheh.com.au

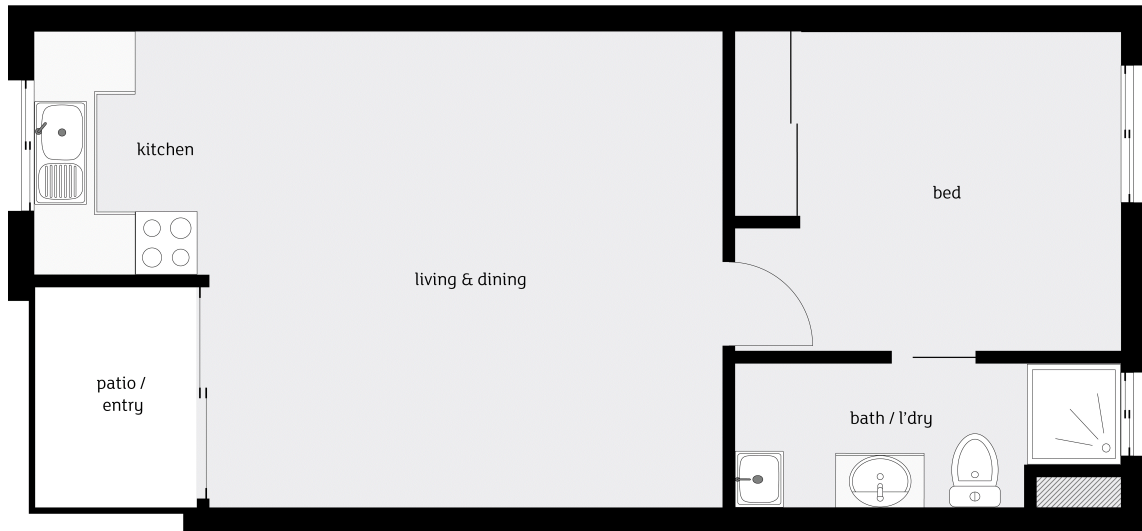
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Whilst LJ Hooker Edge Hill has made every effort to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only.