



8/462 McCoombe Street, Mooroolbool

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Two Bedroom Townhouse | Courtyard | Small Complex

FOR SALE

Please Call

AGENTS

Aimee Ingram

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AGENCY

LJ Hooker Cairns Edge Hill

(07) 4053 9999

Low maintenance and conveniently located just 10 minutes from Cairns CBD, 8/462 McCoombe Street will make an ideal addition to your investment portfolio. Feature Include:

- Well-appointed and compact kitchen complete with breakfast bar
- Open plan, combined living and dining opens out direct onto paved exclusive use courtyard space
- Upstairs and separate from the main living area are two bedrooms both with built in wardrobes
- Split system air-conditioning, brand-new split in bedroom one
- Modernised bathroom
- Internal laundry, tiled throughout and security screens
- Attached undercover car accommodation
- Complex of 12 units with swimming pool
- Rented until June 2027 at \$410 per week (Lease starting June 09/26)

BODY CORP: Approx. \$4300.00 Per Annum

COUNCIL RATES: Approx. \$3200.00 Per Annum

Within walking distance from Raintrees Shopping Village, private & public primary schools and public transport. Only 4km from the Cairns

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**

CBD and Esplanade Precinct. Call to arrange an inspection today.

MORE DETAILS

| | |
|---------------|------------------|
| Property ID | 3YJPFMB |
| Property Type | Townhouse |
| Land Area | 72 m2 |
| Including | Air Conditioning |
| | Pool |
| | Courtyard |
| | Built-in-Robes |

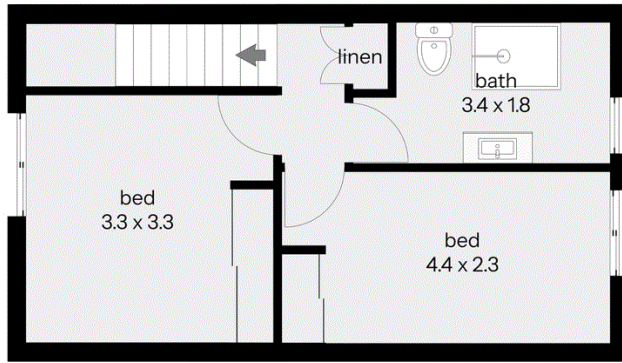
Aimee Ingram 0457 750 513

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

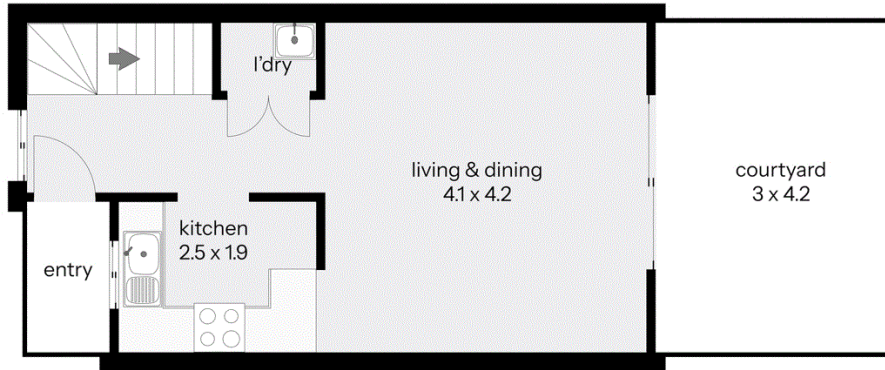
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Upstairs.



Downstairs.

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.