

10/473-479 McCoombe Street, Mooroolbool

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Modernised 2 Bedroom | Easy Access Single Level Unit with Attached carport

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Cairns Edge Hill

(07) 4053 9999

Proudly presenting to the market a single level, two-bedroom unit offering great value buying for those looking to enter the market or secure a solid investment.

Situated in 'Palm Villa' a well-maintained complex of just 18, it is positioned in an ultra-convenient location with most desired amenities within walking distance.

Apartment #10 has been renovated throughout and is move in ready. Features include:

- Open plan, combined living/dining area
- New hybrid flooring throughout
- Renovated kitchen complete with electric cooking, dishwasher, breakfast bar
- Renovated bathroom
- Both bedrooms have built in wardrobes
- Split system air conditioners and security screens through
- Internal laundry, (dryer is included, but situated outside)
- Sizable front patio/courtyard space

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**

– Attached undercover car accommodation

- Sparkling in-ground swimming pool within the complex
- Currently vacant for the purpose of the sale

RENTAL APPRAISAL: \$480 - \$500 per week

BODY CORP: Approx. \$4300.00 per annum

COUNCIL RATES: Approx. \$3266.00 per annum

Within walking distance from Raintrees Shopping Village, private & public primary schools and public transport. Only 4km from the Cairns CBD and Esplanade Precinct. Call to arrange an inspection today.

MORE DETAILS

Property ID	3YCXFMB
Property Type	Unit
Land Area	64 m2
Including	Air Conditioning Pool Courtyard Dishwasher Built-in-Robes

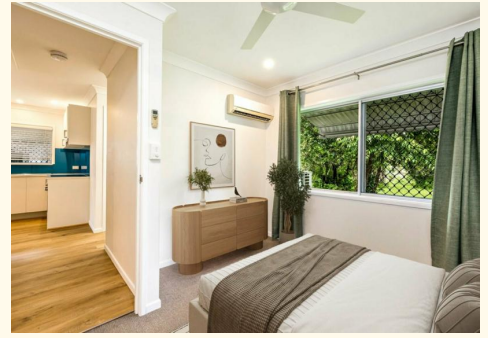
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Sales Consultant | a.ingram@ljheh.com.au

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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.