






1/18-20 Rose Street, Westcourt

3 Bedroom | Ground Floor | Walk to DFO

Presenting to the marketing a 3-bedroom, 1 bathroom ground floor apartment located in an ultra-convenient location. Situated in 'The Gables', a boutique complex of just 14 units, this property is ideal for anyone wanting to be close the Cairns CBD and with easy access an array of amenities, schools and transport options. Features include: -

- Freshly painted interiors
- Kitchen complete dishwasher, breakfast bar, gas cooktop
- Three air-conditioned bedrooms all with built in robes
- Internal laundry space includes washing machine + brand new hot water system
- Split system air conditioning to living room
- Good size patio + fenced, grassed courtyard area (shared entry with unit above)
- Fully tiled and security screened throughout
- Single undercover carport
- Resort style swimming pool
- Currently vacant for the purpose of the sale
- Sinking Fund Balance is approx. \$41,000

BODY CORP: Approx. \$7000.00 per annum
COUNCIL RATES: Approx. \$3200.00 per annum

3  1  1 

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Cairns Edge Hill
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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**

RENTAL APPRAISAL: \$500-\$550 per week.

Located only 4 minutes from the Cairns CBD, one block from DFO Shopping Centre, close to medical centres, gyms, cafes, Cazaly's Sports Club.

MORE DETAILS

Property ID	3YCCFMB
Property Type	Apartment
Land Area	92 m2
Including	Air Conditioning
	Pool
	Courtyard
	Built-in-Robes

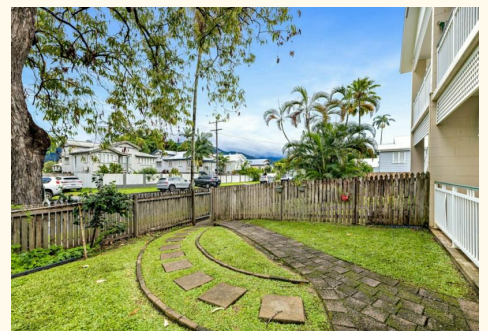
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Whilst LJ Hooker Edge Hill has made every effort to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only.