



1/13-19 Givens Street, Westcourt

Ideal Starting Point or Investment Opportunity!

Ground floor - Set back from the street and positioned at the end of a complex of 16 enjoying indoor/outdoor living.

Single-level and boasting a huge fenced exclusive use front courtyard. Open plan tiled living and dining area which extends to the patio where you are surrounded by leafy private grounds.

Central kitchen with ample storage options looking onto rear fenced smaller courtyard

Bedroom has both internal and external access complete built-in wardrobes and split system air conditioning.

Main bathroom shower over bathtub

Security screens throughout

Internal laundry

Single lock up garage

Swimming pool in complex

Close central location to DFO Shopping Centre, Cazalys Stadium, sporting facilities, medical, pharmacy, local transport, shops and parklands.

Body Corporate Approx. \$2,506.66 pa

1 1 1

FOR SALE

Please Call

AGENTS

Kim Ryan

0410 500 342

kim.ryan@ljheh.com.au

AGENCY

LJ Hooker Cairns Edge Hill

(07) 4053 9999

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

Council Rates: Approx \$1,633.45 half year

MORE DETAILS

Property ID	3YA4FMB
Property Type	Unit
Land Area	77 m2
Including	Air Conditioning Toilets (1) Pool Built-in-Robes Secure Parking Fully Fenced

Kim Ryan 0410 500 342

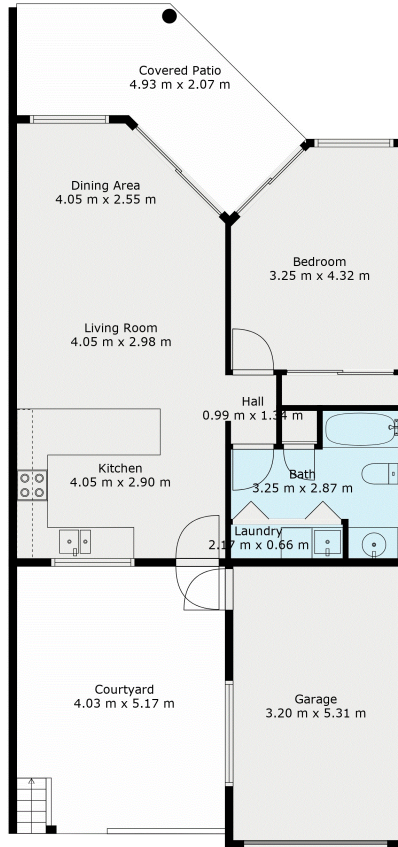
Sales Consultant | kim.ryan@ljheh.com.au

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81 - 83 Woodward Street, EDGE HILL QLD 4870

cairnsedgehill.ljhooker.com.au | cairnsedgehill@ljheh.com.au





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Cairns Edge Hill

TOTAL 87 m2 approx

EXCLUDED AREAS: GARAGE: 17 m2, COURTYARD: 21 m2, COVERED PATIO: 12 m2

Measurements Are Approximate And Indicative Only And No Guarantee As To Their Accuracy Can Be Given. Realfocus Cairns.com.au



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