



Unit 1/15 Girralong Street, Woree

Rare Ground Floor 3-Bedroom Unit with Private Terrace

Three-bedroom units in small complexes are increasingly hard to find — especially ones offering this much space and practicality. Positioned on the ground floor of a small complex of just four residences, this well-maintained unit offers low-maintenance living with the feel of a small home.

Inside, the layout is spacious and functional, with tiled flooring throughout, three bedrooms with built-in wardrobes, split system air conditioning, a large kitchen and a very spacious living area. One of the standout features is the enclosed, screened outdoor entertaining area — a private additional living space complete with breeze blocks, ideal for relaxing, entertaining, or enjoying the breeze year-round.

Conveniently located close to schools, shops, public transport and a range of sporting facilities, this is an excellent opportunity for owner-occupiers, first home buyers or investors seeking value in a tightly held complex.

Features include:

- Ground floor position
- Small complex of only four
- 3 bedrooms with built-in wardrobes

3 1 1

FOR SALE

Please Call

AGENTS

Erin Landells

0400 302 555

erin.landells@ljhooker.com.au

AGENCY

LJ Hooker Cairns Beaches

(07) 4059 0594

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

- Spacious living and dining
- Large kitchen
- Split system air conditioning
- Tiled flooring throughout
- Spacious enclosed outdoor entertaining area
- Carport conveniently located at the front door

THE FACTS

- Build Year: 1981
- Rates: Approx. \$3,300 per year
- Body Corporate: Approx. \$5,300 per year
- Rental Appraisal: Approx. \$500 per week

Note that some of these photos have been digitally edited with furnishings.

MORE DETAILS

Property ID	U4FHSS
Property Type	House
Land Area	95 m2
Including	Air Conditioning
	Toilets (1)
	Balcony

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Residential Sales | erin.landells@ljhooker.com.au

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1/15 Girralong Street, **WOREE**

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
 Floor plan by: www.open2view.com.au