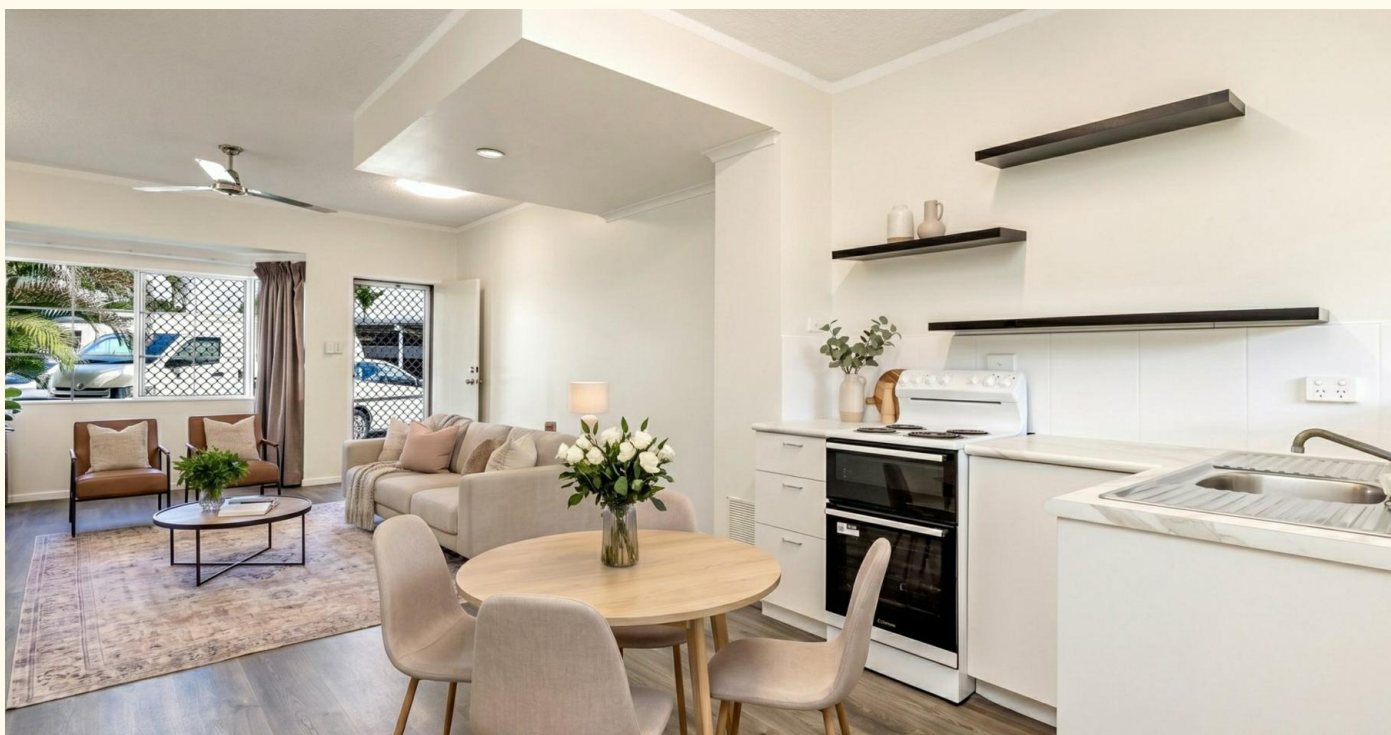




4/11 Brown Street, Woree

Affordable and Convenient Townhouse Living

Proudly presenting to the market this neat and tidy townhouse offering great value, entry level buying. Situated in "Roslyn Court", a small, quiet complex of just 11 units, at the end of a cul-de-sac the property provides ultra-convenience for its residents with all desired amenities just moments away including Stockland Shopping Centre. Features include:

- Open plan, combined living/dining area with split system air conditioning
- Fenced, private courtyard space
- Compact kitchen, electric cooking
- Two bedrooms both with built in wardrobes and air conditioning
- Well-presented bathroom, separate toilet
- Security screens throughout, storage under stairs and external laundry space
- Complex provides in-ground swimming pool, undercover, allocated car space
- Rental appraisal is \$450 - \$480 per week (Currently vacant for purpose of the sale)
- Located within close proximity to Stockland Shopping Centre, schools, amenities and public transport

2 1 1

FOR SALE

Please Call

AGENTS

Aimee Ingram
0457 750 513
a.ingram@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.



BODY CORP: Approx. \$4230.00 per annum with healthy sinking fund of \$70k

COUNCIL RATES: Approx. \$3500.00 per annum

200m from Local IGA and Calanna Wholehealth Corner, 2km from Stockland Shopping Centre and 6km from Cairns CBD: A quick drive will take you to the heart of Cairns and close proximity to Public Transport, Local Schools, and Parklands.

MORE DETAILS

Property ID	3YZJFMB
Property Type	Townhouse
Land Area	80 m2
Including	Air Conditioning
	Pool
	Courtyard
	Built-in-Robes

Aimee Ingram 0457 750 513

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

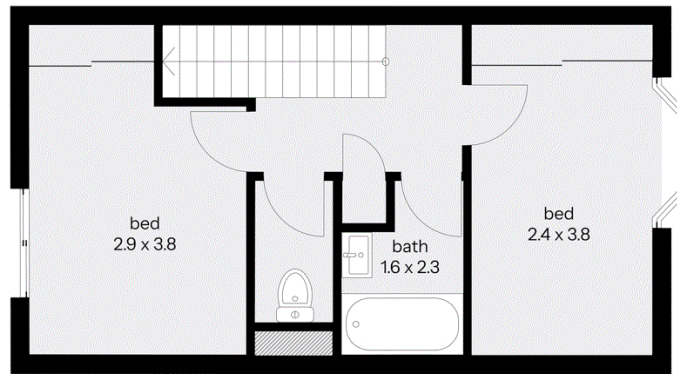
LJ Hooker Cairns Edge Hill (07) 4053 9999

81 - 83 Woodward Street, EDGE HILL QLD 4870

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



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.