

**1/16 Smart Street, Mooroolool, Qld 4870**



**House For Sale**

Tuesday, 14 May 2024

1/16 Smart Street, Mooroolool, Qld 4870

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



David Galloway Penney  
0740541181

## Buyers in the High \$300,000's

**DISTINCT** Make a wise decision with this three-bedroom, one-bathroom half duplex ideally situated just minutes from the Cairns CBD. This charming home is eagerly awaiting an owner-occupier or investor to embark on its next chapter. Settle in an area close to schools, parks, gardens, shopping centres, and public transport. Whether you're seeking your first home, downsizing, or expanding your property portfolio, this home offers a turnkey opportunity that should not be missed.

**THE FACTS - The Complex -** No Body Corporate Fees - Separately Metered Services - Highly Desirable Suburb - Build Year : 1989

**THE FACTS - The Residence -** Fully Fenced Allotment of approximately 400m<sup>2</sup> with Double Gate Access - 3 Light-filled and Fully Air-conditioned Bedrooms - Open Plan Living, Kitchen, and Dining Space - Oversized Outdoor Entertaining Space - Ceramic Tiles Throughout the Home - Refreshed Kitchen with plenty of Cupboard Space and direct access to the Outdoor Entertaining Area - Central Bathroom with Walk-In Shower and separate Toilet - Internal Laundry - Council Rates : Approx. \$2890 / year - Rental Appraisal : Approx \$490 - \$520 / week

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