

**1/46-50 Minnie Street, Parramatta Park, Qld 4870**



**Unit For Sale**

Friday, 14 June 2024

1/46-50 Minnie Street, Parramatta Park, Qld 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 66 m2**

**Type: Unit**



Aimee Ingram  
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## Offers Over \$299,000

Situated in the boutique 'Santa Fe' complex, this cute as a pin 2-bedroom apartment has been modernised throughout with quality upgrades and is positioned on the ground floor. This apartment offers ultra convenience for its residents - located within walking distance of the CBD and Esplanade Precinct including The Lagoon, CPAC & Munro Martin Parklands, Cairns Central Shopping Centre, Cairns State High School, Public & Private Hospitals and access to a host of other amenities. This property will appeal to an array of buyer types, so arrange an inspection today. Features include: - Located on the ground floor, providing easy and level access via two entry ways - Open plan living/dining area opens out onto patio and green, leafy courtyard space- Attractive kitchen complete with stone bench tops, electric cooking and quality appliances - Two good size bedrooms both with built in wardrobes - Modernised bathroom combined with laundry - Tiled flooring and rendered walls throughout - Split system air conditioning & security screens throughout - Apartment comes fully furnished including appliances; fridge, washing machine etc (inventory available) - Secure, allocated car space in carpark with remote vehicle access and pin code pedestrian access- Currently rented a \$335 per week, tenants on periodic lease. Current rental appraisal is mid \$400's per week - Located in the Cairns State High School catchment zone BODY CORP: Approx. \$5600.00 per annum COUNCIL RATES: Approx. \$2900.00 per annum