

10/22 Hoare Street, Manunda, Qld 4870



Unit For Sale

Friday, 17 May 2024

10/22 Hoare Street, Manunda, Qld 4870

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 64 m2

Type: Unit



Ray Murphy
0408079340



Ben Keene
0459326918

Offers Over \$219,000

Positioned on the top floor within a complex of only 10 units, The Ray Murphy Team' proudly presents to the market this neat and tidy, two-bedroom, one bathroom unit that offers a sensational opportunity for the astute investor to secure a city fringe unit. Be quick, this one will be snapped up quickly! **PROPERTY FEATURES:** • Two spacious bedrooms, master complete with split-system air conditioning and built in wardrobe • Modern bathroom • U-shaped kitchen with plenty of bench space and storage • Open plan living and dining area • Internal laundry • Single carport • Small complex of only 10 units **THE FIGURES:** Body Corporate Fees: \$5,174.00 approx. p/a Council Rates: \$2,900 approx. p/a Rental Income: Currently achieving \$355.00 per week until September 2024 Conveniently located within proximity to all major amenities, Trinity Bay High School, sporting facilities, public transport, cafes and only approx. 3kms from Cairns City and Esplanade. Contact 'The Ray Murphy Team' today to register your interest! A minimum of 24 hours' notice required due to tenancy! **Disclaimer:** All information contained is gathered from sources we believe to be reliable. In preparation of this advertisement our best endeavours have been made to ensure the information contained is true and accurate. However, we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers are encouraged to make their own enquiries to verify the information contained in this advertisement.