

11/13-15 Behan Street, Manunda, Qld 4870

Sold Unit

Tuesday, 19 December 2023

11/13-15 Behan Street, Manunda, Qld 4870

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 107 m2

Type: Unit



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\$308,000

This attractive, tranquil, light and bright apartment is in the central block of just four apartments in the middle of a well-maintained complex. Located on the top floor, with only one flight of stairs, and surrounded by tropical gardens, this well-positioned apartment boasts a very stylish kitchen. Presently tenanted until January 12, 2024, vacant possession is available from this date. This low maintenance property offers privacy and security in an enviably quiet setting, while being conveniently located to many local amenities. Features include:- Open plan living and dining, with split system aircon, flowing out to a comfortable, private balcony- Generous modern kitchen with stone bench tops, electric cooking, dishwasher and plenty of storage - Two good-sized bedrooms with built-in robes and split system aircons, both offering plenty of natural light and airflow- Large dual access bathroom with shower over bath - Hideaway laundry with brand new Thermann 80 Litre hot water cylinder and brand new washing machine - Well-positioned unit, security screened, with a conveniently located lock-up garage- Presently tenanted at \$360 per week until January 12, 2024 with a revised rental appraisal of \$420 per week- Discounted Body Corporate Fees of \$4,091.97 per annum if paid on or before due date, with a sinking fund of \$32,238 as at 21/11/2023- Council Rates \$2,900 per annum (approximately)- Built in 1993, "Ulysses Cairns" has 18 apartments and this one is 87 sqm with a 20 sqm lock-up garage Located 3.5 kms from the CBD, 4 kms to International and Domestic Airports and 3 kms from Raintrees Shopping Centre, with easy access to Botanical Gardens, Edge Hill Hub, Cairns Esplanade amenities and more. Don't miss your chance to inspect, call David Hall on 0491 332 700 today.