

13/8-14 Rose Street, Westcourt, Qld 4870



Apartment For Sale

Friday, 12 April 2024

13/8-14 Rose Street, Westcourt, Qld 4870

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 108 m2

Type: Apartment



Claudio Di Bartolomeo
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Offers in the mid to high \$300,000's

Welcome to unit 13 at 8-14 Rose Street, where space meets convenience in the heart of Westcourt's popular Manor House. This spacious apartment presents an exceptional opportunity for discerning buyers seeking a lucrative investment venture. Positioned just a few minutes from the Cairns CBD and walking distance to DFO, shops, cafes, gym and more - this apartment is in the perfect location! Key Features: * Expansive living space * Three generously sized bedrooms to provide ample accommodation for residents or guests * Two bathrooms for utmost convenience * Open plan living * Spacious kitchen featuring abundant benchtop and cupboard space * Large living/dining areas * Internal laundry * Private balcony * Air conditioning * Resort-Style Pool shared in the complex * Two allocated carports (Exclusive use) For investors, the details are as follows: Price: Offers in the mid to high \$300,000's Rental Appraisal: \$480 - \$550 per week Current Rental Income: \$530 per week until March 2025 Rates: Approximately \$2,900 per year Body Corporate Fees: Approximately \$8,951.01 per year Number of lots in the complex: 20 Year built: 1989 For private inspections, kindly contact Claudio. Please note that a notice of 24 hours is required to facilitate property inspections. Please be advised that the photos provided have been digitally enhanced for privacy reasons, and the property is currently tenanted. Disclaimer: While every effort has been made to ensure the accuracy of the information provided, we accept no responsibility for any errors, omissions, inaccuracies, or misstatements contained herein. Prospective purchasers are urged to conduct their own due diligence and verification of the information contained within this advertisement.