

1302/37-41 Mann Street, Westcourt, Qld 4870



Unit For Sale

Thursday, 13 June 2024

1302/37-41 Mann Street, Westcourt, Qld 4870

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 98 m2

Type: Unit



Tim Lyon

0740313138

\$340,000

Located poolside, on the ground floor and boasting the highly sought after, wrap around balcony, this immaculate property presents as one of the best value apartments available in the tropical oasis of Cairns One, today.*PLEASE NOTE, inspections strictly by appointment only. To protect the privacy of the tenant, photos shown are indicative only*The Facts:- Extra large, wrap around balcony- Modern kitchen with ample storage and stone bench tops- Low maintenance tiled living areas with carpeted bedrooms- Walk through robe to spacious, well kept bathroom- Neat as a pin interior- Split system air-conditioning- Separate internal laundry with additional storage- Secure basement parking with large storage cage- Full resort facilities with 9 pools, tennis court, gym and onsite store- Onsite management and security- Close to CBD, sporting grounds, transport, shopping and restaurants The Figures:- Council rates approx. \$2,800 per year- Body Corp levies approx \$6,350 per year- Currently leased for \$400 per weekMeticulously presented and astutely positioned, apartment 1302 is a rare breed. One that offers a terrific South Easterly aspect which captures beautiful morning sun and a gorgeous tropical, alfresco patio. It's the perfect lifestyle at your fingertips. Looking to invest? Currently leased to a terrific tenant who keeps the property in showroom condition, they'd love to stay if given the opportunity. For all enquiries, contact Tim Lyon on 0400 355 706.