

**14/2-4 McGuigan Street, Earlville, Qld 4870**



**Apartment For Sale**

Thursday, 13 June 2024

14/2-4 McGuigan Street, Earlville, Qld 4870

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## Offers in the high \$200,000's

Welcome to Unit 14 at 2-4 McGuigan Street - your gateway to affordable living! This second floor apartment presents an exceptional opportunity for savvy investors or those looking to step into the property market. Enjoy the convenience of being walking distance to Stockland Shopping Centre, medical facilities, and less than a 10-minute drive into Cairns City and the Esplanade. Benefit from the area being well serviced by State and Private schools, providing excellent educational opportunities for families. Key Features: \* Two carpeted & air-conditioned bedrooms \* Two bathrooms \* Kitchen with plenty of storage and bench top space \* Spacious dining/living area \* Breezy Balcony \* Security gates are installed at the complex \* Lock-up garage \* Resort-style swimming pool, perfect for cooling off on those extra hot days For investors: Price: Offers in the high \$200,000's Rates: \$2,930 approximately per year Body Corporate approximately: \$7,677.28 per year Number of lots in the complex: 20 units Year built: 1997 Dev zoning: RESIDENTIAL 3 (2060) Rental appraisal: \$350 - \$400 per week - currently rented at \$340 till August 2024 Call Claudio now to organise your private inspection \* A notice of 24 hours is needed to inspect the property \*\* Photos have been digitally cleaned and digital furniture applied to keep the tenant privacy Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.