

# 2/22 Hoare Street, Manunda, Qld 4870

## Unit For Sale

Friday, 19 April 2024

2/22 Hoare Street, Manunda, Qld 4870

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 64 m2

Type: Unit



Alesha Wilson  
0740411214

## Offers over \$199,000

Embrace the epitome of convenience and comfort with this enticing investment opportunity nestled in the vibrant suburb of Manunda. Presenting a charming 2-bedroom unit, this property promises an irresistible blend of prime location, family-friendly amenities, and low-maintenance living. Key Features: \* In the reputable Trinity Bay State High School catchment area \* Walking distance to TAFE \* Only moments away from Cairns CBD \* Seamless access to a plethora of urban conveniences and transport \* Ground floor \* Two spacious bedrooms, a well-appointed kitchen, tidy bathroom, and a snug living area \* Internal laundry \* Spacious outdoor entertaining area \* Low Maintenance \* Secure Complex \* Constructed approx - 1981 \* Council rates - approx \$2,900 pa \* Low body corporate fees - \$5,174 pa \* Currently tenanted until May 2025 at \$330 pw Don't let this opportunity slip through your fingers and give Alesha a call today on 0409 055 236 These images have been digitally enhanced for promotional purposes and may not accurately depict the true appearance or dimensions of the property. They are intended to offer a visual representation of the property's potential and should not be solely relied upon for purchasing or renting decisions. Prospective buyers or renters are advised to conduct their own thorough assessments, including property inspections and verification of features and conditions. DJ Smith Property assumes no responsibility for any discrepancies, errors, or misrepresentations in the images. As a licensed real estate agency, we are not licensed builders, inspectors, or valuers, and the information provided here is sourced from third parties. While we strive to gather information from reliable sources, we cannot guarantee the accuracy, completeness, or timeliness of the information and disclaim any liability for errors or inaccuracies. This information does not constitute building, pest, planning, or any other form of advice and should not be interpreted as such. Prospective buyers are urged to conduct their own due diligence, inquiries, and searches to verify the information provided. This information is not tailored to your personal objectives or property needs. Before making any legal or financial commitments, it is recommended to consider the appropriateness of the information in light of your specific circumstances and seek advice from relevant professionals.