

2/61-63 Minnie Street, Parramatta Park, Qld 4870



Sold Unit

Tuesday, 5 December 2023

2/61-63 Minnie Street, Parramatta Park, Qld 4870

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 111 m2

Type: Unit



David Hall
0740314895



Shaun Grant
0424407945

\$335,000

Modern and secure, this ground floor inner-city apartment offers an attractive lifestyle opportunity only 950m from the very popular Cairns Central Shopping Centre. Features Include:- Open plan living, dining and kitchen with split system air-conditioning and sliding door access to a very large exclusive use courtyard with paved pergola area- Well designed kitchen with stainless steel electric cooking including range hood and dishwasher, ample storage and bench space including breakfast bar- Two good sized air-conditioned bedrooms, the master with walk in wardrobe and both open directly onto the exclusive use courtyard - Both bathrooms have walk-in showers and good storage, one is an ensuite and the other is two way from the hallway and second bedroom- Large separate internal laundry nook, dryer included- Carpeted bedrooms, tiled living and security screens throughout- Remote controlled secure car park with an extra 4sqm storage area, additional guest carparks - Neat complex with resort style saltwater pool and established tropical gardens- Currently vacant with a market rent appraisal of \$420 - \$450 per week- Body Corporate Fees \$4,940.00 per annum with a healthy sinking fund balance in excess of \$54,400 as at 22/08/2023- Council Rates \$2,650 per annum (approximately)- Pet friendly with Body Corporate approval- Sanyati Lodge was built in 2004, there are 18 apartments in the complex, this one is 89sqm + garage 22sqm = 111sqm + a very large exclusive use courtyard Located in the Parramatta Park and Cairns State High School catchments there are also a number of private schools and TAFE nearby. Positioned perfectly for quick access to all of the Cairns CBD and Esplanade amenities including medical and shopping as well as International and Domestic Airports. This property is only available to the buyer who acts NOW. Call David Hall on 0491 332 700 to inspect today.