

2/9-11 Behan Street, Manunda, Qld 4870

Unit For Sale

Tuesday, 19 December 2023

2/9-11 Behan Street, Manunda, Qld 4870

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 133 m2

Type: Unit



David Hall
0740314895



Shaun Grant
0424407945

Offers Over \$349,000

Coming in at 133sqm on title, this modern and spacious townhouse is move in ready. Positioned less than 2km from the Edge Hill Hub and 3.5km to the Cairns CBD, this convenient location provides access to many local amenities. Upstairs Features Include:- Open plan living and dining with split system air-conditioning, a choice of East or West facing balconies allows you to choose a comfortable spot to relax all year round - Modern kitchen with electric cooking and breakfast bar - A third bedroom with ensuite off this living area can double as a private home office or second media area Downstairs Features Include:- Two further good-sized bedrooms, one with walk in wardrobe and split system air conditioning, the other with a built in wardrobe - Modern bathroom and separate internal laundry - Both bedrooms have direct access to a paved patio area and communal grassed area - Single lock up garage space - Salt water pool in the complex - Currently owner occupied and available for immediate possession, the rental appraisal for this property is \$430 to \$465 per week - Body Corporate Fees \$6,404.58 per annum with a healthy sinking fund over \$119,000 as at 15/11/2023 - Council Rates approximately \$2,750.00 per annum - "Beehan Court" was built in 1992, there are 20 lots in the complex and the townhouse downstairs is 64sqm, upstairs it is 69sqm = 133qm Located in the Trinity Bay State High School and Edge Hill State School catchment zones, 2.1km to Piccones on Pease St and 3.6km Cairns Central, Cairns CBD and Esplanade amenities. Quick access to International and Domestic Airports, Tobruk Memorial Pool, Cairns North Community Health, Botanical Gardens, Tanks Arts Centre, Red Arrow Circuit Lookout, Edge Hill Hub and more. This property is only available to the buyer who acts NOW. Call David Hall on 0491 332 700 to inspect today.