

2/97-99 Birch Street, Manunda, Qld 4870

Sold Unit

Wednesday, 5 June 2024

2/97-99 Birch Street, Manunda, Qld 4870

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 83 m2

Type: Unit



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\$220,000

This bright and modern, 2-bedroom apartment is conveniently located only minutes from Raintrees Shopping Centre and local schools, perfect for those living a busy urban lifestyle wanting both convenience and comfort. Recently freshly painted throughout and featuring both a modernised kitchen and bathroom, this stylish ground floor unit offers excellent value for either the owner occupier or astute investor. Features include:- Recently-refurbished, modern kitchen with electric cooking, ample storage and space for a dishwasher- Large, open plan living and dining area with high ceilings, track lighting and split system air-conditioning- 2 spacious bedrooms both with built-in robes and air-conditioning, one newly carpeted while the other is near new- Stylish, modernised bathroom with shower over bath, separate toilet- Hideaway, internal laundry- Outdoor patio over-looking tropical gardens and landscaped pool - Tiled flooring through to the bedrooms with security screens throughout - Allocated, conveniently located, undercover car space- Secure complex with remote gated vehicle access and pin code pedestrian access - Current tenant is on a periodical lease paying \$350 per week, revised rent appraisal of \$400-\$420, available for vacant possession with two months notice - Body Corporate Fees \$3,860.00 per annum with a healthy sinking fund balance of \$51,023.41 as at 09/05/2024 - Council Rates approximately \$2,950.00 per annum- "Birchwood" was built in the 1993, recently completely repainted, with 9 lots in the complex. Located in the Trinity Bay High School and Cairns West State School catchment zones, it is only a 2-minute walk to Raintrees Shopping Centre, 5kms to Cairns CBD and 3kms to the Edge Hill café precinct, with quick easy access to 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.