

**21/50-54 Birch Street, Manunda, Qld 4870**



**Unit For Sale**

Thursday, 25 April 2024

21/50-54 Birch Street, Manunda, Qld 4870

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 143 m2**

**Type: Unit**



Michelle Champion  
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Kelsey Quaife  
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## Offers Over \$399,000

**DISTINCT** Take advantage of this well positioned townhouse as a fantastic investment opportunity, with a wonderful tenant in place. Offering a low maintenance investment, set in a secure complex. Boasting two secure carparks and a private courtyard, with spacious open plan living, dining and kitchen. Location is key, and this modern townhouse delivers. Just moments from Raintrees Shopping Centre, local schools, transport and Cairns City Centre.

**THE FACTS\*** Low maintenance and modern townhouse, perfect for investors\* Kitchen with stone benchtops and plenty of cupboard space\* Open plan living and dining\* Great sized courtyard and patio\* Master bedroom with ensuite\* Both bedrooms with built-in robes\* Two exclusive carport spaces plus storage area in courtyard\* Security screens throughout\* Internal laundry with third toilet on ground level\* Air conditioning\* Securely gated complex\* In-ground swimming pool and BBQ area\* Walking distance to Raintrees Shopping Centre and only minutes from Cairns City Centre\* Build Year: 2013\* Rates: Approx. \$2,920 / year\* Rental Appraisal: Approx. \$450 / week\* Body Corporate Levies: Approx. \$3,226 / year\* Currently tenanted at \$435 / week to 10/11/2024

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