

**3/13-15 Behan Street, Manunda, Qld 4870**

**Sold Unit**

Thursday, 21 September 2023

3/13-15 Behan Street, Manunda, Qld 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 107 m2**

**Type: Unit**



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**\$309,500**

This attractive, tranquil, light and bright apartment is hidden away at the rear of a well-maintained complex. Located on the top floor, with only one flight of stairs, and surrounded by tropical gardens, this well-positioned apartment boasts a recently refurbished kitchen. Presently tenanted and on a periodical lease, vacant possession is available with two months notice. This low maintenance property offers privacy and security in an enviably quiet setting, while being conveniently located to many local amenities. Features include:- Open plan living and dining, with split system aircon, flowing out to a comfortable, private balcony- Generous modern kitchen with electric cooking, ample bench space, plenty of storage and near new appliances - Two good-sized bedrooms with built-in robes and split system aircons, both offering plenty of natural light and airflow- Large dual access bathroom with shower over bath and a hideaway laundry - Well-positioned unit, partially security screened, with a conveniently located lock-up garage- Presently tenanted at \$350 per week with a revised rental appraisal of \$400+ per week- Periodical lease in place allowing vacant possession with two months notice- Discounted Body Corporate Fees of \$4,091.97 per annum if paid on or before due date, with a sinking fund of \$32,048 as at 15/08/2023- Council Rates \$2,650 per annum (approximately)- Built in 1993, "Ulysses Cairns" has 18 apartments and this one is 87 sqm with a 20 sqm lock-up garage Located 3.5 kms from the CBD, 4 kms to International and Domestic Airports and 3 kms from Raintrees Shopping Centre, with easy access to Botanical Gardens, Edge Hill Hub, Cairns Esplanade amenities and more. Don't miss your chance to inspect, call David Hall on 0491 332 700 today.