

**3/16 Schnapper Street, Cannonvale, Qld 4802**

**McGrath**

**Townhouse For Sale**

Friday, 3 May 2024

3/16 Schnapper Street, Cannonvale, Qld 4802

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Andy Camm  
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## For Sale

Very rarely do quality modern properties such as this come onto the market due to the location in Central Cannonvale. Very rarely do we also have a property that has been recently renovated with an excellent long-term tenant in place. Presently leased by the Whitsunday Shire Council, on a 12-month lease, this 3-bedroom Townhouse is ideally located within a short walking distance to Coral Esplanade, Cannonvale Beach, Fat Frog Café, Bicentennial Walkway, Cannonvale State School, plus Whitsunday Shopping Centre, Coles, Doctors, Chemist etc. Features of this property for consideration:

- Fully Renovated modern Townhouse
- Open Plan Airconditioned Living, Dining and Kitchen area
- 3 spacious airconditioned bedrooms, with ensuite to main
- Single garage car accommodation
- Courtyard to the rear of the property
- 12-month lease at \$690/ week
- Low body corporate approx. \$3,400/year
- Approx 200m to Cannonvale State School
- Approx 250m to Coral Esplanade
- Approx 280m to Tafe College
- Approx 300m to Cannonvale Beach
- Approx 400m to Whitsunday Shopping Centre
- Approx 2.8km to Main Street of Airlie Beach

Due to none other than work commitments, our reluctant seller has plans to relocate south in the coming weeks, therefore the sale of this property is a priority. This situation and property offer you the rare opportunity to secure a modern renovated spacious Townhouse, right in the middle of what locals describe as "Cannonvale's Golden Circle". Due to the work commitments of the current occupant's inspection are via advertised open times only. Please note the photos used in this ad were taken in 2023.