

**3/379-385 Mayers Street, Edge Hill, Qld 4870**



**Sold Unit**

Tuesday, 16 January 2024

3/379-385 Mayers Street, Edge Hill, Qld 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 65 m2**

**Type: Unit**



Tim WinbornSharp  
0740313138

**\$300,000**

This freshly painted and upgraded two bedroom air conditioned ground floor unit is just perfect for first time buyers and investors alike. Superbly located within just a short stroll of all of Edge Hill's fabulous cafes, restaurants, Tanks art centre, Botanical Gardens and Red Arrow walking track, this is a great property in one of Cairns' most sought after suburb. This small development has just 10 lots with a residents pool and private covered carports. Perfect first home and great rental investment with rental properties in very high demand. - Light and freshly painted throughout- Air conditioned- Tiled flooring- Newly fitted kitchen cabinets and stove- New tapware and light fittings- Security screens- Immediate vacant possession- Blue Chip location Outgoings:- Annual Body Corp Levies approx. \$6,500.00- Annual Council rates approx. \$2,600.00- Rental appraisal approx. \$400 to \$450 pw All information contained herein is gathered from sources we believe to be reliable. This Office and its Agent provide no guarantees or undertakings concerning the accuracy, completeness, or current nature of the information and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers must undertake their own due diligence, enquiries and assume various searches to verify the information contained herein.