

3/6-7 Maytown Close, Manooro, Qld 4870

Unit For Sale

Tuesday, 9 April 2024

3/6-7 Maytown Close, Manooro, Qld 4870

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 47 m2

Type: Unit



David Hall
0740314895



Shaun Grant
0424407945

Offers Over \$399,000

Upon entry into open plan living the first thing you notice is the feeling of space. With a raked ceiling in excess of 5 metres, plenty of natural light and breeze fills the room and bounces off the freshly painted white walls. While the footprint is 47 sqm, an additional spacious mezzanine bedroom adds approximately 20 sqm to the living area. An additional car space and courtyard make this property significantly larger than the title suggests. Stripped back to bare and fully renovated from top to bottom with quality fixtures and fittings throughout, be the first to use everything that is new. Located at the end of a quiet cul-de-sac and with no rear neighbours, this beautifully renovated residence looks out to views across to the distant hills of Brinsmead and Parkridge. Features include:- Generous modern kitchen with electric cooking, ample bench space, plenty of storage and a brand new, never used cooktop, oven and dishwasher- Generous, fully fenced, paved courtyard with quality shade sail overhead has direct access via private gate to Jensen Street Park, a perfect place to walk the four-legged friend who is also welcome with body corporate approval- The downstairs bedroom with split system air-conditioning has direct courtyard access - The beautifully renovated bathroom with walk-in shower and combined laundry also allows access to the courtyard making life easy for multiple residents- The very spacious main bedroom upstairs is mezzanine loft style with indulgent, luxuriously soft carpet, built-in robe and split system air-conditioning cooling the entire area - Downstairs, the quality tiled floor is the same throughout all rooms and the bathroom providing a sense of continuity - Well-secured with Crimsafe style screens on the clear doors and a security screen on the opaque bathroom door - With a carport at the front door, all weather access is a breeze- Vacant possession and ready to go with a market rent appraisal of approx. \$450 per week- Body Corporate Fees of \$4,191.74 per annum with a healthy sinking fund of \$38,965.95 as at 08/03/2024- Council Rates \$2,900 per annum (approximately)- Built in 1985, "Villa Nova" has 16 titles and a swimming pool in the complex Walking distance to Piccones Village On Pease St. Located with quick access to International and Domestic Airports, Botanical Gardens, Edge Hill Hub, the Cairns CBD, Esplanade amenities and more. Don't miss your chance to inspect, call David Hall on 0491 332 700 today.