

3/71-73 Alfred Street, Manunda, Qld 4870

Unit For Sale

Friday, 26 April 2024

3/71-73 Alfred Street, Manunda, Qld 4870

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 39 m2

Type: Unit



David Hall
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Price Guide \$149,000 - \$169,000

Ideally located on Alfred Street, this affordable one-bedroom unit offers both excellent value and convenience. Positioned on the ground floor, it is only a few minutes walk to Raintrees Shopping Centre, across the road from St. Francis Xavier's Primary School and a short drive to the CBD, perfect for the astute investor or owner occupier seeking a low maintenance, lock up and leave lifestyle. Features include:- Enter onto combined living and dining- Practical off-set kitchen with electric cooking, fridge included- Sizeable bedroom to the rear with built-in robe and new split-system air-conditioning- Bathroom with step-in shower and internal laundry-Timber look vinyl flooring and security screens throughout- Recently re-painted internally- Well-maintained complex with swimming pool- Allocated parking at the front door- Currently tenanted until 24 October, 2024 at \$285 per week- Affordable Body Corporate Fees of \$2,151.19 per annum with a healthy sinking fund balance of \$66,834 as at 27/03/2024- Council Rates approximately \$2,950.00 per annum "Palmilla" was built in the 1990, the unit is 39sqm with an additional 13sqm exclusive use car space, there are 24 lots in the complex Located in the Trinity Bay High School and Cairns West State School catchment zones, only a 2-minute walk to Raintrees Shopping Centre, 4.8kms to Cairns Central Shopping Centre and 8kms to Cairns International and Domestic Airports. This property is only available to the buyer who acts NOW. Call David Hall on 0491 332 700 to inspect today.