

308/22-24 Ward Street, Mooroolool, Qld 4870



Sold Unit

Tuesday, 15 August 2023

308/22-24 Ward Street, Mooroolool, Qld 4870

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 123 m2

Type: Unit



Donna Waldman
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\$290,000

Under contract in six days by Donna Waldman of Ulysses Real Estate Cairns! Here is a perfect opportunity to own a piece of paradise just ten minutes drive from Carins City and Esplanade. The current tenant has been long term and loves life here! This renowned 'City Park Gardens Apartments' boasts a lap pool, gymnasium and under cover parking. Shopping center is just two minutes away and it's just a five minute drive to The Botanical Gardens, Centenary Lakes and Red and Blue Arrow Walking tracks of Edge Hill. The current owner has kept this unit up to scratch and buyers are going to be most impressed. The balcony runs the whole width of the unit and overlooks the resort style swimming pool. The main living area is very spacious and the huge plus is - it's not hemmed in as it is situated at the end of the block. This one is going to sell fast - don't delay! - Two bbq areas to choose from - Tenant in place until 24th November 2023 paying \$430 per week rent - Potential rent is \$500 per week - Body corp is \$5581 annually (includes insurance) - Very healthy sinking fund of \$127,400 - Very healthy administration fund of \$38,224