

**313/22-24 Ward Street, Mooroolool, Qld 4870**



**Sold Unit**

Saturday, 11 November 2023

313/22-24 Ward Street, Mooroolool, Qld 4870

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 72 m2**

**Type: Unit**



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**\$290,000**

Amazing opportunity to purchase an apartment in this much sought after complex. With a massive resort style pool, tropical gardens, BBQ area and a gym, this is lifestyle living at its best. Privately located towards the rear of the complex, on the middle floor of 3, look out over the pool and not directly into other units from your large all-weather balcony with shutters. Features include:- Open plan living, dining and kitchen flowing out to a large entertainer's patio with all-weather privacy shutters - Modern, good-sized kitchen with lots of bench space, ample cupboards including good-sized pantry and a dishwasher- Two good-sized carpeted bedrooms featuring built-in wardrobes - Both modern bathrooms have walk-in showers and good storage- Hideaway laundry nook- Fully screened and airconditioned throughout, tiled living - Extremely neat complex with an air-conditioned gym, resort style pool, water features and BBQ area set in established tropical gardens-Remote controlled secure undercover parking with a small storage cage, carwash bay and keypad pedestrian access, this carpark is close to the stairs- Currently tenanted until 30th August 2024 at \$395 per week with a current market rent appraisal of \$450 - \$490 per week- Body Corporate Fees \$5,567.22 per annum with a very healthy sinking fund balance in excess of \$125,000 as at 12/11/2023, this apartment is one of 54 in the complex- Council Rates \$2,850 per annum (approximately)- Pet friendly with Body Corporate approval- City Park Garden Apartments were built in 2009, the apartment is 72sqm with an 11sqm balcony, 14 sqm carpark, 3 sqm storage cage = 100 sqm Walking distance to Raintrees Shopping Centre and Tavern with quick access to International and Domestic Airports, Botanical Gardens, Edge Hill Hub and less than 10 mins to the Cairns CBD. This property is also located in the catchment for Balaclava State Primary School and Trinity Bay State High School. This property is only available to the buyer who acts NOW. Call David Hall on 0491 332 700 to inspect today.