

**36/9-15 McLean Street, Cairns North, Qld 4870**

**Sold Unit**

Wednesday, 14 February 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 149 m2**

**Type: Unit**



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**\$450,000**

Ideally located within a secure gated complex is this well maintained vacant and ready to move into air-conditioned 3 bedroom, 2 bath, 1 car unit in a complex of 48 apartments. Popular Citi Edge complex boasts a private resort style saltwater in-ground pool and BBQ area and within walking distance to the Cairns Base Hospital, Botanical Gardens, and popular walking tracks. The spacious tiled open plan living area adjoins the modern kitchen complete with dishwasher, island bench, electric cooktop and oven, rangehood, food pantry, feature glass panelled cabinets, wine rack, large fridge cavity, and plenty of cupboard space including overhead cupboards. The massive private tiled front balcony captures breezes and leafy outlook. Master bedroom has direct access to the front tiled front balcony plus an ensuite and mirrored door for his and her robes while the other two bedrooms also have mirrored door built-in robes. Second bedroom has direct access to its own tiled balcony with leafy outlook. Other features include neutral colours throughout, main bathroom with a combined shower and bath, toilet and full length vanity and mirror, fly screens, blinds, linen cupboard, internal laundry with clothes dryer, electric hot water system, coded pedestrian gate and security gated access to the single under cover carport with lockable storage room. Body Corporate fees being approx. \$7,113 per annum and council rates approx. \$3,000 per annum. Projected rental income between \$550-\$590 per week potentially be achieved.