

46 Armbrust Street, Manooora, Qld 4870

House For Sale

Thursday, 6 June 2024

46 Armbrust Street, Manooora, Qld 4870

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 700 m2

Type: House



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Price Guide \$529,000 - \$579,000

Located in an ultra-convenient location and available for immediate possession is this high-set home. With polished timber floors throughout, the practical floorplan spills onto an undercover deck to front of the property with views across to the distant hills of Brinsmead and Parkridge. Fenced on the sides and rear with space for vehicle access, children and pets can safely play. This property is a blank canvas and will tick a lot of boxes for those wanting to create a new home and lifestyle. Underneath there is over 40sqm of enclosed storage space, a double remote-control garage and large laundry area. Property Features Include:- Open plan living, dining and office nook with split system air-conditioning opening onto the timber deck to the front- Central, updated kitchen with gas cooktop, electric oven, dishwasher, ample bench and storage space with a view and rear access to the large backyard - Three good-sized bedrooms, all with built in wardrobes, two with split system air-conditioning - Updated bathroom with separate shower and bathtub, the toilet is also separate- Double remote-controlled garage with laundry and stacks of additional secure storage- Currently vacant and ready to go with a current market rent appraisal of \$600 per week, council rates are just over \$3,000 per annum Located in the Trinity Bay State High School and Edge Hill State School catchment zones, 550m to Piccones on Pease St and 4.8km Cairns Central, Cairns CBD and Esplanade amenities. Quick access to International and Domestic Airports, Tobruk Memorial Pool, Cairns North Community Health, Botanical Gardens, Tanks Arts Centre, Red Arrow Circuit Lookout, Edge Hill Hub and more. This property is only available to the buyer who acts NOW. Call David Hall on 0491 332 700 to inspect today.