

6/23 Woodward Street, Edge Hill, Qld 4870



Villa For Sale

Sunday, 31 March 2024

6/23 Woodward Street, Edge Hill, Qld 4870

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 232 m2

Type: Villa



Karl Latham
0740313138



Andrea Rolley
0740313138

Offers Over \$495,000

Tucked away in a quiet pocket of popular Edge Hill this fabulous find is nestled in a small complex of 8 villas. Arguably the best position in the complex, number 6 enjoys a private end position with only one neighbour and is surrounded by park reserve. Inside, the villa is spacious, air conditioned and fully tiled featuring a modern kitchen loaded with ample storage, internal laundry, practical bathroom with easy access walk in shower, king sized master bedroom with 3x mirrored robes, 2nd bedroom with 2x mirrored robes and a 3rd single bedroom or office. Additionally the property sits on its own exclusive use 232 sqm block with courtyard, garden and outdoor patio area plus an attached lock up garage. Conveniently there are 4x guest carparks adjacent to the villa which lead to the community swimming pool. BONUS - complex is pet friendly, subject to Body Corporate approval. An incredibly sought after location, just a few minutes walk up to the vibrant Edge Hill Hub featuring all your favourite cafes and restaurants and also the Cairns Botanical Gardens, Arrow walking tracks and Centenary Lakes nature reserve. FACTS & FIGURES: Lots in Complex: 8 Unit Size: 232m² Body Corp Fees: \$5,096 per annum Council Rates: \$3,000 approx per annum Sinking Fund: \$27,537 credit Admin Fund: \$10,371 credit Rental Potential: \$480 to \$530 per week