

**7/323 McLeod Street, Cairns North, Qld 4870**

**Townhouse For Sale**

Wednesday, 12 June 2024



7/323 McLeod Street, Cairns North, Qld 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 86 m2**

**Type: Townhouse**



Ray Murphy  
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## Offers Over \$279,000

Well positioned within the secure 'Aztec' complex, 'The Ray Murphy Team' proudly welcomes to the market this neat and tidy, set-and-forget, two-bedroom townhouse. Situated only a stone's throw from the Cairns CBD, this property represents sensational value for money and is a fantastic opportunity for first home buyers, downsizers, or anyone looking to add to their investment portfolio. This property is a must-see! **PROPERTY PROFILE:** - Two bedrooms both with built in robes, master generous in size - One bathroom- Open plan living and dining with split system air conditioning - Spacious kitchen with dishwasher - Large, private courtyard with small storage shed - Complex in ground swimming pool - Single under cover carport- Secure, gated complex - Edge Hill State School and Cairns State High School Catchment area - Pets allowed (subject to body corporate approval) - Vacant and ready for you, your tenant or airbnb guest to move straight in**THE FIGURES:** Body Corporate Fees: \$5,699.62 approx. p/a Council Rates: \$2,900 approx. p/a Rental Appraisal: \$440.00 to \$460.00 per week This townhouse boasts an ideal location, just minutes away from the Tobruk Memorial Pool, Esplanade, CBD, Hospital, Cairns Domestic and International Airport, public transport, and nestled within the catchment area of Edge Hill State School and Cairns State High School. Don't delay, contact 'The Ray Murphy Team' today to register your interest! **Disclaimer:** All information contained is gathered from sources we believe to be reliable. In preparation of this advertisement our best endeavours have been made to ensure the information contained is true and accurate. However, we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers are encouraged to make their own enquiries to verify the information contained in this advertisement.