

**7/379-385 Mayers Street, Edge Hill, Qld 4870**



**Unit For Sale**

Wednesday, 10 April 2024

7/379-385 Mayers Street, Edge Hill, Qld 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 61 m2**

**Type: Unit**



Tim WinbornSharp  
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## Offers Over \$250,000

This ground floor, two bedroom air conditioned unit is just perfect for the astute investor. Superbly located within a short stroll of all Edge Hill's fabulous cafes, restaurants, Tanks Art Centre, Botanical Gardens and Red Arrow walking track. Currently tenanted for \$450.00 per week, the property offers a great opportunity to upgrade and add value in Cairns' most sought after suburb. This small development has just 10 lots with a residents pool and private covered carports.- Perfect first home and great rental investment with rental properties in very high demand- Huge opportunity to upgrade and add value- Naturally light throughout- Air conditioning to both bedrooms and the living and dining areas- Tiled flooring to the living/dining and kitchen areas- Bathroom with shower and vanity unit. Separate WC- Original fitted kitchen with stove- Security screens and ceiling fans- Covered carport. Residents pool and gardens- Currently tenanted until 27th August 2024 for \$450.00 per week- Annual Body Corp Levies approx. \$5,595.00- Annual Council rates approx. \$2,700.00\*Please note: Photos are taken from previous advertisements to protect the privacy of the tenants.All information contained herein is gathered from sources we believe to be reliable. This office and its Agents provide no guarantees or undertakings concerning the accuracy, completeness or current nature of the information and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers must undertake their own due diligence, enquiries and assume various searches to verify the information contained herein.