

8/215-217 McLeod Street, Cairns North, Qld 4870

b **buymyplace**

Sold Unit

Thursday, 4 January 2024

8/215-217 McLeod Street, Cairns North, Qld 4870

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 52 m2

Type: Unit



buymy place

1300289697

Contact agent

Phone Enquiry ID: 225934SOLD AT THE VALUATION PRICE! ANOTHER RELIABLE, TRANSPARENT, ETHICAL, & FAST SALE, USING THE METHODS OF UPFRONT PROPERTY. A two bedroom ground floor unit in Cairns North, with multiple renovations recently conducted. It is vacant and able to be moved into straight away. Best unit in the complex, and is close to everything (shops, schools, parks, restaurants, bus stops, shopping centre). A BUILDING AND PEST INSPECTION AND AN INDEPENDENT PROFESSIONAL ONSITE VALUATION BY A VALUATION COMPANY (valuing the property at \$250,000) HAVE BOTH BEEN RECENTLY CONDUCTED, AND THESE REPORTS ARE ABLE TO BE READ BY BUYERS IF REQUESTED. Also available is a full list of renovations completed since the last sale of the property in 2022.* Best unit in the block, due to side yard, grassy back yard, herb & vege patch, being away from the car park, and being away from the main block of units.* An allocated parking space in a carport. * Many public parking spaces are also available for yourself and guests on the street behind the unit (Thomas St).* Security gate out front.* Swimming pool in complex.* Air conditioners in both bedrooms.* Security screened, with double locks on front and rear entry.* Fully tiled, with solid masonry block walls.* Storage shed out front of your front door (*technically in the common area, but the shed is only used by this unit).* Multiple bathroom cupboards.* Freestanding wardrobe in main bedroom and a carved wardrobe space in the other bedroom.* Moveable kitchen cupboard on wheels, with cutlery drawers one side and storage cupboard on other side, depending on your positioning preference.* Undercover patio area out back.* A big grassy leafy backyard to walk out and relax in, or to let your kids play in, rarely used by anyone else.* Large side yard with clothesline, not used by anyone else.* Herb & vege patch out back of the unit. * Nice view of trees and sky from within the unit.* Leafy quiet street. * A few minutes drive to Cairns Central.* A few short bus stops to the City. The bus stop to City is just a 4 minutes walk away.* Renovations completed throughout the unit since the last sale in 2022: repainted, new plumbing, new cupboard door handles and hinges, new lights and light shades, new powerpoints and extra powerpoints, re-siliconed, and multiple other new features and replacement fixtures.* Chattels (furnishings included in sale): Moveable kitchen cupboard, moveable bedroom wardrobe, blinds, curtains, & curtain rods.* Easiest entry is available via the side street, at 6 Thomas St, as this is where the unit is actually located.* Built in 1985.* Rates \$1434.95 from January to June 2024 (\$2,869.90 for the financial year).* Body Corporate fees for whole year \$4,461.44 as of 03/11/23.* Potential rental income estimated by valuer of up to \$410w (see report). Sold by the owner of the property, using a "for sale by owner" style internet service (this one being "buymyplace"). The owner (myself) is additionally a renovation and ethical property sales consultant (not an agent), at UpfrontProperty.au. As mentioned, the following detailed reports on the property have been conducted recently in October and are available for buyers to read: 1. Independent onsite professional valuation concluding "a market range of between \$245,000 and \$255,000, and have adopted a mid-range 'as is' market value of \$250,000". 2. Building and pest inspection report. 3. A list of renovations made on the property since the previous property sale in November 2022. These reports belong to the owner but are offered for viewing to buyers in agreement with Upfront Property's practice to create a more transparent, reliable, and fast property sale. The reports however are only a preliminary and generalised guide, offering no guarantees. Buyers therefore should still conduct their own research and inspections if purchasing. Open to private inspections in any afternoon and also at evening time.