

9/183-185 Martyn Street, Manunda, Qld 4870



Apartment For Sale

Tuesday, 30 April 2024

9/183-185 Martyn Street, Manunda, Qld 4870

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 101 m2

Type: Apartment



Leanne Smith
0405150999

JUST LISTED | Contact Agent

Opportunity Knocks! This property presents a lucrative opportunity with a long standing tenant of 4 years who would ideally like to stay or the perfect new Abode Nestled within the "West Side Apartments," this top-floor city apartment is the perfect blend of urban living. Boasting a corner aspect that welcomes refreshing breezes, this residence offers a balcony with servery from the kitchen, perfect for entertaining guests. Residents enjoy access to a relaxing pool and a communal entertainment area – all set within the meticulously maintained complex. With security gating ensuring peace of mind, this exclusive enclave comprises only 12 units, each equipped with a carport and private lock-up storage. Key features of this apartment include:- Master bedroom with built-in robe, ensuite, fan & air-conditioning - Second bedroom with built-ins, fan & air-conditioning - Carpet in bedrooms- Open-concept living/dining area with tiled flooring- Crime safe style security screens for added safety- Entertainment patio with servery for outdoor enjoyment- Just 2.3 km to the CBD Ideal for investors with a tenant in place - Currently Tenanted: \$460 per week (No Fixed Term lease in place) PERFECT INVESTMENT OPPORTUNITY - Gross Return - Approx: 6.1-6.8% For owners and investors seeking pertinent financial details:- Annual Admin, Sinking & Insurance Levy Payment (Body Corp Fees): Approximately \$6,700pa- Healthy sinking fund of Approximately \$85,000- Council Rates: Approximately \$2,920pa Conveniently and centrally located near popular dining destinations in Edge Hill, the Esplanade, and the vibrant Cairns CBD, this property promises an unparalleled lifestyle experience. Don't miss the chance to secure this solid investment or urban sanctuary. Arrange your viewing today! Call Leanne Smith 0405 150 999 for more information.*** PHOTOS HAVE BEEN EDITED TO PROTECT THE TENANTS PRIVACY***