

**1/394 Mayers St, Edge Hill, QLD, 4870**

**RayWhite**

**Apartment For Sale**

Monday, 23 September 2024

1/394 Mayers St, Edge Hill, QLD, 4870

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Ray Murphy

## Exceptional Investment Opportunity - Low Body Corporate Fees!

Located in one of Cairns' most desirable suburbs, within the quiet "Penthouse" complex, 'The Ray Murphy Team' proudly presents to the market this ground-floor, studio apartment. Offering an excellent opportunity for investors looking to expand their portfolio or those seeking an affordable entry level property.

### PROPERTY FEATURES:

- Studio Apartment
- One Bathroom with combined laundry
- Open plan living and dining area
- Internal laundry
- Security screens and ceiling fans

### THE BOTTOM LINE:

- Body Corporate Fees: \$2,883.10 approx. p/a
- Council Rates: \$2,900 approx. p/a
- Rental Income: Currently achieving \$300.00 per week until Jan 2025

This property is located just moments from everything Edge Hill has to offer, including the vibrant Edge Hill Village, the popular Red Arrow walking track, and the beautiful Botanical Gardens. A short drive will take you to the local Piccones IGA, medical facilities, Cairns domestic and international Airport, and the Cairns Esplanade.

This property is sure to tick the boxes! Contact 'The Ray Murphy Team' today to register your interest! A minimum of 24 hours' notice is required due to tenancy.

### Disclaimer:

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