

**5/12 Grantala St, Manooora, QLD, 4870**



**Apartment For Sale**

Wednesday, 14 August 2024

5/12 Grantala St, Manooora, QLD, 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## **Centrally Located, Ground floor Investment Opportunity!**

Located within a cute complex of 12 units, this corner-positioned, ground-floor two-bedroom home presents the savvy investor with a stellar opportunity to invest in Cairns's bustling market! With its unique corner position, this unit offers more privacy and natural light than others in the complex.

Comprising of but not limited to:

- Carpeted bedrooms with built-in robes and air-conditioning
- Kitchen has ample cupboard and bench space
- Tiled open-plan living area with split system air-conditioning
- Internal laundry adjoins the kitchen
- Single bathroom, "shower over bath" combination plus vanity and toilet
- Undercover car park plus a secure lockup storeroom
- Pleasant inground swimming pool
- Tiled entertainer's patio
- 96m<sup>2</sup> floorplan approx

### **INVESTORS:**

- Rented: \$310 p/w expiring 24/10/2024
- Rental Appraisal: \$380 - \$400 p/w
- Annual Body Corporate Levies: \$6,570 p/a approx
- Cairns City Rates: \$3,000 p/a approx

The complex is strategically located, offering a 10-minute' (approx.) drive to Cairns' CBD or airport. Situated on the fringe of one of Cairns's most affluent suburbs (Edge Hill), it provides all the perks of living in the area without the hefty price tag. Additionally, it is in close proximity to schools, a large shopping precinct, and public transport, ensuring a convenient and comfortable lifestyle.

Inspections are a must, book your viewing today through Team East at Freemans Residential sales!

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