

**22 Minnie Street, Cairns City, Qld 4870**

**House For Sale**

Thursday, 11 July 2024

22 Minnie Street, Cairns City, Qld 4870

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Peter Hanrahan  
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## Best Offers By 31 July 2024

This unique two storey layout provides endless options for the discerning buyer. The upper level is a "blank canvas" of just over 200 m<sup>2</sup> where it can be converted into a residence or commercial layout. Two bathrooms are already in place and the property boasts 4 allocated car spaces (three undercover) at the rear – with access via a secure roller door. The side access to the property via the roller door caters for large vehicles, including trucks. The upstairs level is ready for someone to add their personalised touch. Either into a "home", within walking distance of the city centre or a combination mix of commercial plus residence or purely commercial (on both levels). The property was built in 1996 and in the last 18 months has had a massive transformation. Downstairs has exceptional presentation, with a successful business in place, with the option available if required for a lease back to the buyer. Three treatment rooms plus an office are part of the layout, perfectly suited for medical practitioners and / or allied medical practices, or for those wanting an office layout with brilliant presentation. Separate electricity is in place for each level. It is rare to find a residential / commercial property in the city centre with the ability to live in with exceptional presentation. For further information or to arrange an inspection contact agent today.