

# 3 Grimshaw Street, Parramatta Park, Qld 4870

## House For Sale

Tuesday, 25 June 2024



3 Grimshaw Street, Parramatta Park, Qld 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 411 m2**

**Type: House**

## "The Red Sparrow 2"

Enjoy the convenience while being just a short stroll away from Cairns Central Shopping Centre, esplanade restaurants & parklands, local schools and public transport. Set on a 411sqm block, this charming house on Grimshaw Street presents 2 bedrooms, 1 bathroom and 1 car space, perfect for small families or astute investors seeking a valuable inner city investment opportunity. With two spacious bedrooms, you'll have ample room to relax and unwind. The contemporary bathroom is thoughtfully designed with modern fixtures for your comfort. The new kitchen allows you to cook up a storm, equipped with quality appliances and plenty of storage. The generous living area is bright and airy, perfect for entertaining or cozy nights in. Step outside to the outdoor alfresco area, your new go-to spot for weekend barbecues, morning coffees, or evening gatherings with friends. The flat block provides automatic sprinklers, plenty of side access and space for outdoor activities, gardening, or future extensions. Additionally, ample storage throughout the home keeps your living space clutter free, and with air-conditioning and window blinds, you'll stay comfortable year round. Features:- Two good sized bedrooms with queen beds- Fully tiled throughout the home- Air-conditioned throughout- Open-plan kitchen/dining area with large windows inviting ample natural light- Spacious, fully fenced front alfresco, perfect for morning coffee or evening vino- One carport- Solar power- Fully rewired, smoke alarm compliant- Repainted inside and out 2 years ago Will be sold fully furnished as currently used for an investment securing great returns of up to \$70k gross per year. Bookings webpage: <https://shorturl.at/Yvrg6> For further information or to arrange for an inspection contact Lance Richards from Property Shop Cairns.