

**5/58 Mazlin Street, Edge Hill, QLD, 4870**



**Townhouse For Sale**

Saturday, 14 September 2024

5/58 Mazlin Street, Edge Hill, QLD, 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Aimee Ingram  
0457750513

## Sought After Edge Hill Location | Low Body Corp Fees

Nestled away in popular Edge Hill at the end of a quiet cul-de-sac with green and leafy surrounds this spacious townhouse offers convenient, low maintenance living. Investors and first home buyers looking to get into the market, this property is for you.

Take advantage of the lifestyle this desirable suburb provides, with Edge Hill's Village just moments away providing an excellent choice of cafes and restaurants, access to the Botanical Gardens and walking tracks, walking distance to Piccone's Shopping Village & Edge Hill State School. Features include:

- Open plan, combined living and dining
- Well-appointed kitchen complete with electric cooktop, dishwasher & breakfast bar
- Upstairs and separate from the main living area are two bedrooms the main is huge with its own balcony and walk-in built in wardrobe
- Air conditioning & security screens throughout
- Upstairs study nook, downstairs toilet & internal laundry, photoelectric smoke alarms installed
- 3kw solar system
- Small rear courtyard with garden shed and clothes lines
- Attached undercover car accommodation with direct access into the property
- Located in the Edge Hill Primary School catchment zone
- Complex provides a swimming pool
- Complex is pet friendly upon body corporate approval
- Lease in place until July 2025 at \$430.00 per week

BODY CORP LEVIES: Approx. \$4740.00 per annum

20% discount applies when paid on time = \$3700.00

COUNCIL RATES: Approx. \$3100.00 per annum

Location provides quick access to International and Domestic Airports, Botanical Gardens, the Edge Hill Hub, Cairns CBD, Esplanade amenities and more.