

**102/53 McCormack St, Manunda, QLD, 4870**



## Unit For Sale

Thursday, 1 August 2024

102/53 McCormack St, Manunda, QLD, 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Aimee Ingram  
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## **Ground Floor | Convenient Location | Low Body Corp Fees**

Presenting to the market a neat and tidy two-bedroom apartment situated close to the Cairns CBD, Raintrees newly revamped Shopping Centre as well as an array of local amenities, transport and schools. Situated on the ground floor in 'City Edge Apartments' a complex of just 19 units, this property is vacant and move in ready. The perfect place to call home or addition to your investment portfolio. Features include:

- Separate living and dining areas
- Undercover patio and enclosed courtyard – perfect for pets
- Central kitchen with electric cooking
- Both bedrooms have been upgraded with plantation shutters and have built-in wardrobes
- Air conditioning throughout
- Internal laundry with dryer & washing machine
- Undercover car accommodation
- Complex provides resort style pool

RENTAL APPRAISAL: \$400.00 - \$430.00 per week

BODY CORP: Approx. \$3069.00 per annum. Healthy sinking fund of over \$100k

COUNCIL RATES: Approx. \$2900.00 per annum

Within walking distance of Raintrees Shopping Village, private & public primary schools and public transport. Only 4km from the Cairns CBD and Esplanade Precinct, Cairns Central Shopping Centre, Cairns Base Hospital. Call to arrange an inspection today.