

**12/195-197 Kamerunga Road Street, Freshwater,
Qld 4870**

INSPIRE

Unit For Sale

Monday, 1 July 2024

12/195-197 Kamerunga Road Street, Freshwater, Qld 4870

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 77 m2

Type: Unit



Jeff Rufino

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Offers over \$350,000

This unit offers excellent potential for your investment portfolio or the ideal purchase for first home buyers! Be quick to inspect this charming apartment located on the top floor of a peaceful complex. From the highly sought-after location to the gorgeous renovated kitchen, this unit has it all! Features:- Open Plan Living: Spacious living area with split system air-conditioning- Natural Light: Two separate balconies, allowing the unit to flood with natural light and providing beautiful views- Modern Kitchen: Tastefully renovated with stainless steel appliances- Comfortable Bedrooms: Two spacious bedrooms with built-in wardrobes and air-conditioning- Year-Round Comfort: Tiling throughout to keep you cool all year round- Convenience: Internal laundry for added convenience- Outdoor Amenities: Sparkling in-ground pool and tropical landscaped gardens- Small Complex: Only 12 apartments Additional Information:- Parking: One bay undercover car space. Individual allocated undercover parking plus visitor parking available- Pet-Friendly: Pet-friendly complex, subject to Body Corporate approval- Council Rates: Approx. \$2,920 p.a- Body Corporate Fees: \$1550 a quarter- Rental Market Opinion: Current rental market opinion of \$430 to \$470 per week- Hot Water: Electric hot water system- Appliance Space: Space for a dishwasher- Safety Compliance: Smoke alarm and safety switch compliant- Air Conditioning: Lounge and bedroom 1 have new air-conditioners; bedroom 2 has a window air-conditioner- Maintenance: Pool maintained by body corporate Location Highlights:- Proximity to Cairns: Approximately 10 km to the heart of Cairns city and International Airport- Local Amenities: Close to Freshwater Village, public transport, local tennis courts, and Freshwater Primary School- Education: Walking distance to Freshwater Primary School and First Grammar Early Education Centre. A 5-minute drive to private schools such as Freshwater Christian and Peace Lutheran Colleges- Recreational Facilities: Close to amenities like The Red Beret, sporting facilities, and food outlets- Neighbourhood: Quiet neighbourhood with a nice view out the front and a lovely breeze with doors open Don't Miss Out! Call Jeff Rufino at 0411 530 910 to book an inspection today! Your dream home is waiting. Don't miss out on this incredible opportunity!