

**18/13-15 Behan Street, Manunda, Qld 4870**

**Unit For Sale**

Monday, 8 July 2024

18/13-15 Behan Street, Manunda, Qld 4870

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 123 m2**

**Type: Unit**



David Hall  
0740314895



Shaun Grant  
0424407945

**\$369,000-\$409,000**

This large, attractive, light and bright apartment is at the front of a well-maintained complex. Located on the top floor, with only one flight of stairs, and surrounded by tropical gardens, this well-positioned apartment boasts a recently refurbished kitchen and bathroom. Presently tenanted, vacant possession is available from August 29th, 2024. This low maintenance property offers privacy and security in an enviably quiet setting, while being conveniently located and central to many local amenities. Features include:- Open plan living and dining, with split system air-conditioning, flowing out to a comfortable balcony with views to the distant mountains- Generous modern kitchen with electric cooking, dishwasher, ample bench space, plenty of storage and great space for a large fridge or even a separate fridge and freezer pair - Large master bedroom with built-in wardrobe and split system air-conditioning with direct access to the two-way bathroom- Two further good-sized bedrooms with built-in wardrobes, one with air-conditioning, all bedrooms offering plenty of natural light and airflow- Large dual access renovated bathroom with walk in shower, hideaway laundry and large linen cupboard- Well-positioned and not looking directly into any other apartment, security screened throughout with a conveniently located lock-up garage- Presently tenanted until 29th August 2024, the rental appraisal for this property is High \$400 per week- Discounted Body Corporate Fees of \$4,395.68 per annum if paid on or before due date, with a sinking fund of \$28,826.58 as at 08/07/2024- Council Rates \$2,950 per annum (approximately)- Built in 1993, "Ulysses Cairns" has 18 apartments, and this one is 103 sqm with a 20 sqm lock-up garage, one of only two, three bedroom apartments in this complex. Located in the Trinity Bay State High School and Edge Hill State School catchment zones, 3.5 kms from the Cairns CBD, 2.5 kms from the Esplanade, 1.5 kms to the Edge Hill Hub and 4 kms to International and Domestic Airports. This property is only available to the buyer who acts NOW. Call David Hall on 0491 332 700 to inspect today.\*\*please note due to tenancy requirements, while all of these images are reflective of the actual apartment, some were taken as part of previous tenancy advertisement in August 2020\*\*