

**3/1 Joan St, Bungalow, QLD, 4870**



**Unit For Sale**

Wednesday, 14 August 2024

3/1 Joan St, Bungalow, QLD, 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## **PRIVATE, HIDDEN RETREAT ONLY 1KM TO CAIRNS CENTRAL!**

This attractive, light and bright, ground floor apartment boasts open plan living and private, fully-fenced and covered courtyards to the front and rear. Located at the end of the complex, you do not share a common wall with anyone, and nobody walks past your front door. There is a gate from your rear courtyard straight out to Little Barlow dog park on Scott Street where your furry friend can run and play.

Features include:

- Enter from a fully fenced and covered courtyard at the front to open plan living and dining with split system air conditioning
- Modern kitchen with electric cooking, ample bench space and plenty of storage including an integrated laundry area that flows out to the rear covered courtyard
- Two good-sized bedrooms with split system air conditioning and built in wardrobes both offering plenty of natural light
- Neat and tidy bathroom with walk-in shower and toilet
- Plantation shutters on all windows, security screens throughout, a security system with 4 cameras also comes with this property
- Tiled flooring to the living areas, bedrooms are carpeted
- Secure remote controlled single garage with all-weather access
- Shared saltwater pool in the complex
- Currently vacant with a market rent appraisal of \$400 - \$450 per week
- Corporate Fees of \$4,850 per annum with a healthy sinking fund of \$146,245.43 as at 01/08/2024
- Council Rates \$2,950 per annum (approximately)
- Built in 1986, "Rustling Palms" has 20 units and this one is 63 sqm, not including the generous courtyards or car space

Located 1 km from the very popular Cairns Central Shopping Centre, 8 kms to International and Domestic Airports and under 3 kms from Cairns Esplanade amenities and more.

Don't miss your chance to inspect, call David Hall on 0491 332 700 today.