

**Unit 303/53 McCormack Street, Manunda, Qld 4870**



## Unit For Sale

Friday, 3 May 2024

Unit 303/53 McCormack Street, Manunda, Qld 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 71 m2**

**Type: Unit**



Aimee Ingram  
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## Offers Over \$235,000

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 top floor in 'City Edge Apartments' a complex of just 19 units, this property has a great tenant in place and should be considered for anyone looking to add to their investment portfolio. Features include: - Separate living and dining areas. Dining area flows directly onto balcony- Cute balcony space allows for natural light and breezes enter- Central kitchen with electric cooking- Both bedrooms have built-in wardrobes and air conditioning - Internal laundry - Undercover car accommodation- Complex provides resort style pool - Great tenant in place until 17th July 2024 at \$360 per week. Current rental appraisal info available upon request BODY CORP: Approx. \$3069.00 per annum. Healthy sinking fund of \$100k COUNCIL RATES: Approx. \$2900.00 per annum Within walking distance from 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.