

**5/40 Armbrust Street, Manooro, Qld 4870**



**Unit For Sale**

Sunday, 23 June 2024

5/40 Armbrust Street, Manooro, Qld 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 64 m2**

**Type: Unit**



Katrina Kazim  
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## Highest offer over \$225,000

This is a blank canvas for you to create a modern masterpiece! This unit needs a complete renovation, however with some love and creativity this could become a superb investment or first home! The best part? This unit has super low body corporate fees of only \$2,500 per year, or \$625 per quarter! This unit is very conveniently located in a quiet corner location just a few minutes walk from the Piccone's Edge Hill Shopping Village. The village caters for all your local shopping needs in the same convenient location with Piccone's IGA, an Australia Post, a butcher, a florist, a hairdresser, a laundromat, cafes and fast food options. The Edge Hill Tavern is also walking distance, with the Cairns CBD & Cairns Central only a 5 minute drive. - 2 bedrooms, 1 bathroom, 1 carport- Approx 64sqm - Front unit, with only one neighbour- Built in robes to one bedroom- Convenient bathroom- Kitchen with internal laundry - Rear patio with direct access to the front courtyard- Dedicated carport space- Very low body corporate fees & rates- Renovator's dream or ideal first home - Super low body corporate fees of only \$625 per quarter, or \$2,500 per year!- Rates are approx \$1,460 half yearly or \$2,920 per year Contact EXCLUSIVE Agent Katrina Kazim from Explore Property for further details on 0400710639!