

Unit 303/53 McCormack St, Manunda, QLD 4870

Sold - 8/05/2024

Unit 2  1 



## Excellent Entry Level Buying. Convenient Location. Low Body

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.

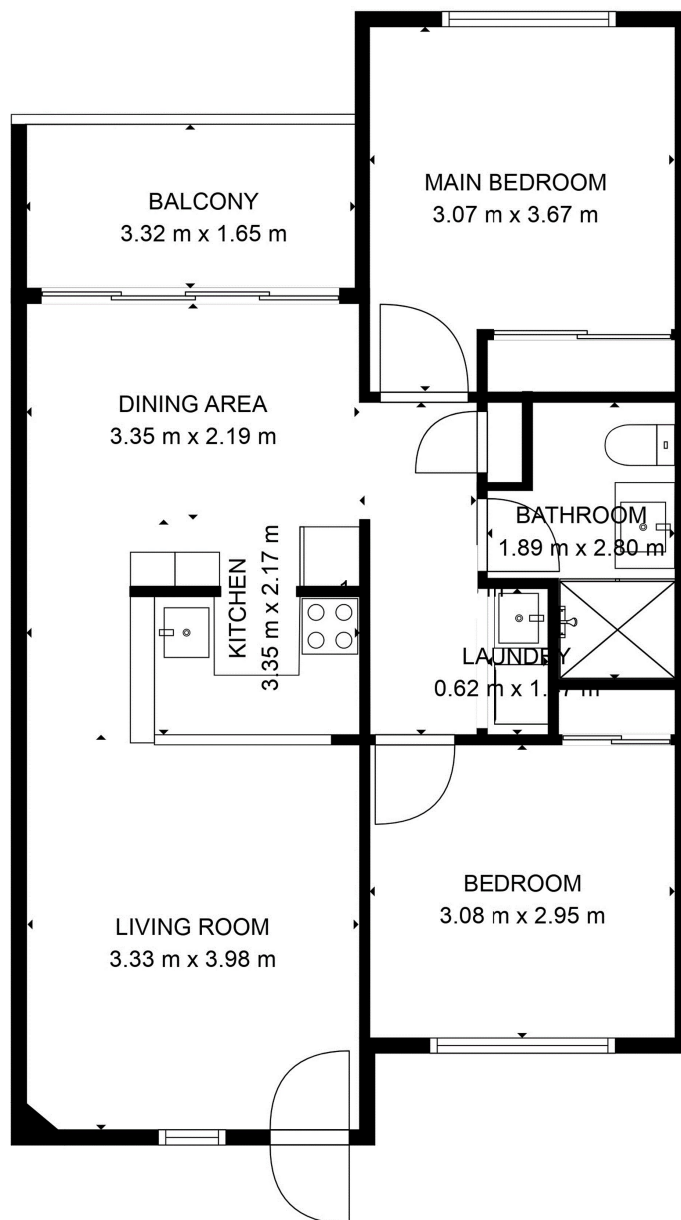
**Open for Inspection**

By Appointment.

**Listed By**  
Aimee Ingram



Floorplan



## FLOOR PLAN

Plan is not to scale and is indicative of layout. It is for illustrative purposes only. All room sizes and dimensions shown on this plan, including, but not limited to, doors, windows, cabinets are approximate.  
Property Shots Australia gives no guarantee to the accuracy of the document.

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