

1 & 2/14 Mazlin St, Edge Hill, QLD 4870

Sold - 19/07/2021

Duplex 4  1  2 



### Strata Titled Full Duplex. Premier Location.

Perfectly positioned in Cairns' premier suburb is this rare opportunity to secure a full strata titled duplex. The property is within close proximity to Edge Hill State School, Edge Hill Hub of businesses, shops and cafes, Cairns Botanic Gardens, Tanks Arts Centre and Arrow walking tracks. Be quick to inspect - as this won't last long.

Features include:

- 2 x 2 Bedroom, 1 bathroom, 1 car units
- Full block size is 807m<sup>2</sup>
- Open plan living and dining areas
- Well-appointed kitchens
- Good size bedrooms, unit 2 has split system air conditioning
- Fully security screened
- Each half has a single carport
- Private fenced back yards
- Great size undercover patio/entertaining areas with outside laundry
- Unit 2 has a 6.5 x 4 m shed
- Both sides of the property are rented with great tenants, unit 1 has a long term occupant paying \$230 per week on a periodic lease (lease since 2006), unit 2 is paying \$310 with a lease until September 2021
- Council rates are \$3056 per annum (approx.) per lot
- Sellers preference is to sell to one purchaser, however they will consider all offers and selling separately

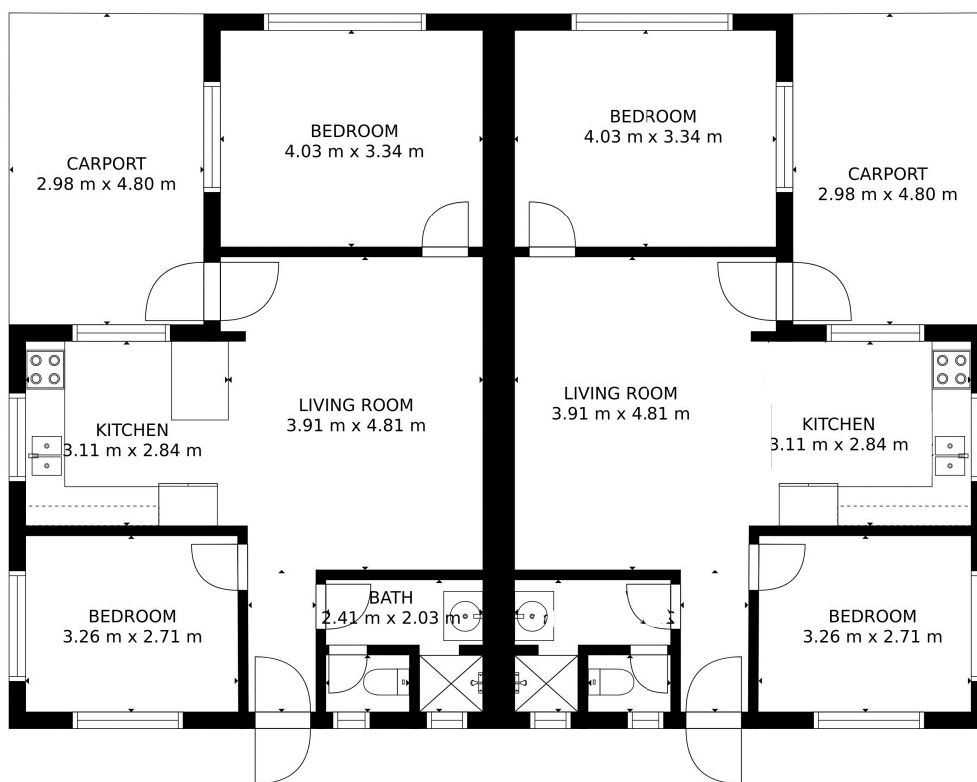
**Open for Inspection**

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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