

**1/12 Grantala St, Manoorra, QLD, 4870**

**RayWhite**

**Sold House**

Sunday, 10 November 2024

1/12 Grantala St, Manoorra, QLD, 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Fantastic Off-Market Investment Opportunity!**

This corner positioned, two-bedroom Unit within a cute little complex is close to absolutely EVERYTHING and presents to the savvy investor as a stellar opportunity to invest in Cairns' bustling market!

This property is one of only 12 in the complex.

### **PROPERTY PROFILE:**

- 2 bedrooms, complete with built-in wardrobes and air-conditioning
- Chefs kitchen ample cupboard and bench space
- Open living plan area
- Internal laundry
- 96m<sup>2</sup> floorplan (approx.)
- Airconditioned throughout
- 1x secure undercover car park
- Stunning inground swimming pool

### **INVESTORS:**

- Rental Appraisal: \$430 - \$450 p/w
- Low Annual Body Corporate Levies: \$6,570 p/a approx.

The complex is only a 10-minutes' (approx.) drive to Cairns' CBD, and on the fringe of one of Cairns most affluent suburbs (Edge Hill). Enjoy all the perks of living in the area, without the price tag! It is also within immediate proximity to schools, a large shopping precinct, and public transport.

Be it a welcomed asset to any astute investment portfolio.

Be sure to act quickly, this one will not last!

Contact Natasha directly on 0487 154 973 to register your interest today and arrange your private inspection.