

**22/2 Marella Cl, Manooro, QLD, 4870**



**House For Sale**

Thursday, 14 November 2024

22/2 Marella Cl, Manooro, QLD, 4870

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## **TWO-BEDROOM, TWO BATHROOM TOWNHOUSE | SENSATIONAL LOCATION | PET FRIENDLY, VACANT POSSESSION!**

This is the BEST entry level property or fuss-free opportunity for one lucky buyer! Currently owner occupied, so the property will be sold vacant possession. PERFECT for the first home buyer, downsizer or investor!!

Natasha Whalley-Thompson is excited to welcome to the property market this two-bedroom, two-and a half bathroom townhouse within the quiet and highly regarded complex of "Whitfield Village 1".

Sensationally situated at the end of a cul-de-sac, this fantastic pet friendly property offers location, location, location, and SO much more!

Bordering highly regarded districts of Whitfield and Edge Hill, get all the perks of this desirable location without the price tag! At just approx. 6kms to Cairns' CBD, it will come as no surprise that properties of this nature are becoming increasingly rare, and very sought after.

Act quickly!!

### Property Highlights:

- Spacious, open planned living two storey townhouse
- Functional kitchen with ample bench and cupboard space, a little breakfast bar
- Spacious combined living and dining
- Beautiful enclosed rear courtyard, perfect spot for your fluffy friends or little ones to play safely
- Internal laundry, with guest WC
- Enclose carport with electric roller
- Air-conditioned
- Upstairs there are two generous sized bedrooms, both complete ensuites and built in robes. Air-conditioned.
- Master bedroom complete with Juliette balcony
- Exclusive use inground pool with tropical garden and entertaining area
- Pet Friendly (subject to the Body Corporates approval)
- Vacant possession

### THE BOTTOM LINE:-

- Body Corporate Levies: \$4,400 approx. per annum
- Council Rates: \$2,900 approx. per annum
- Rental Appraisal: \$490 - \$520 p/w approx.

Within immediate proximity to all major amenities, public transport and schools, this property offers huge opportunity.

Be it a welcomed asset to any astute investment portfolio OR the best first home or entry level property for those wanting to secure a strong foothold on the property ladder!

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

Contact Natasha Whalley-Thompson, directly on 0487 154 973, to register your interest!