

# 1/1 Sandown Cl, Woree, QLD, 4868

## Sold Unit

Monday, 4 November 2024

1/1 Sandown Cl, Woree, QLD, 4868

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Lisa Hunt

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### THREE BEDROOM GROUND FLOOR UNIT

Lisa Hunt introduces this great value 3-bedroom opportunity at 1/1 Sandown Close, Woree!

Explore the potential of this ground-floor unit in a small complex of just four. Positioned in Woree, conveniently situated just 550 meters from Toogood Road Family Medical Centre and Woree Plaza, consisting of IGA and other amenities offering a perfect blend of suburban peace and city convenience.

**\*\*Key Features Include: \*\***

Galley kitchen which is equipped with all the essentials.

Tiled living and dining spaces with direct access to the patio, ideal for easy indoor-outdoor living.

Three bedrooms each featuring built-in robes, two with air-conditioning, while the third smaller room is perfect for use as an office or nursery.

Single bay covered parking space and a secure, lockable storage area.

Cost-effective investment, with low body corporate fees of \$3,900 p.a. and long-term tenants already in place under a fixed-term agreement until 18th March 2025. This is a smart buy with steady rental returns - new rental appraisal of \$420 to \$450 per week.

Just 6 km from the lively Cairns City centre, a mere 1.4 km from the popular Earlville Shopping Town and conveniently located close by to public transport.

Contact Lisa Hunt today for more details and to arrange a viewing.