

**10/195 Kamerunga Rd, Freshwater, QLD, 4870**

**Sold Unit**

Monday, 4 November 2024

10/195 Kamerunga Rd, Freshwater, QLD, 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Lisa Hunt

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## **GROUND FLOOR UNIT WITH LOW BODY CORP FEES IN FRESHWATER**

Lisa Hunt welcomes you to 10/195-197 Kamerunga Road, Freshwater.

Discover the charm of this well-maintained ground floor unit in a small complex with low body corporate fees. With its desirable location in the popular suburb Freshwater and less than 10km from Cairns International Airport and CBD, this unit offers excellent potential for your investment portfolio or the ideal purchase for first home buyers!

### **Features:**

Seamless flow between the kitchen, living and dining area that extends onto the paved private courtyard.

Kitchen boasts ample cupboard space, complemented with a breakfast bar.

Generously sized main bedroom featuring a built-in robe and air conditioning.

Internal laundry and tiling throughout for convenience.

Situated at the back of the complex, which consists of only 12 units.

Individual allocated undercover parking plus visitor parking available.

Pet-friendly complex, subject to Body Corporate approval.

Sparkling in-ground pool with tropical gardens.

Council Rates: Approx. \$2,920 p.a.

Low Body Corporate Fees: Approx. \$4,400 p.a.

Current rental market opinion of \$430 to \$470 per week.

Positioned within walking distance to Freshwater Primary School and First Grammar Early Education Centre providing ease for parents or caretakers. Only a 5-minute drive to highly sought after private schools such as Freshwater Christian and Peace Lutheran Colleges, and close by to amenities such as The Red Beret, sporting facilities and food outlets.

Don't miss out on this opportunity! Contact Lisa Hunt on 0439 947 776 to arrange an inspection today.