

2/10 Mulligan Street, Manooro, QLD, 4870

RayWhite

Unit For Sale

Sunday, 10 November 2024

2/10 Mulligan Street, Manooro, QLD, 4870

Bedrooms: 2

Bathrooms: 1

Type: Unit

Ground Floor Unit within City Fringe Boutique Complex - Minutes to Cairns City!

Natasha Whalley-Thompson is proud to present Unit 2 in the quaint, well-maintained complex of Emma Court, Manoora. Nestled on the cusp of the prestigious suburbs of Whitfield and Edge Hill, this two-bedroom, single-storey, ground floor unit promises strong rental returns and ease of maintenance, making it an attractive prospect for investors, first home buyers, or downsizers.

Conveniently located just minutes from major amenities and less than a 10-minute drive to Cairns CBD, this unit is one of only four in the boutique complex. Offering potential to add value with minimal effort, this is a fantastic opportunity to enhance the property and reap the rewards.

A little will go a long way with this rough diamond!

PROPERTY SUMMARY:

- 2 spacious bedrooms
- 1 bathroom
- Freshly repainted
- Strong as an Ox, block construction, tiled throughout the living areas (56m²)
- Functional kitchen with breakfast bar
- Front fenced courtyard, ideal for your fluffy friends to play safely
- Internal laundry with direct access to a rear courtyard. Fenced.
- Undercover single carport
- Small boutique complex of only 5
- Security screens
- Vacant possession, move in immediately
- Pet-friendly (subject to body corporate approval)

PROPERTY FINANCIALS:

- Rental Appraisal: \$400 - \$420 per week
- Body Corporate Levies: Approx. \$4,180 annually
- Council Rates: Approx. \$2,600 annually

Whether you're seeking a quality addition to your investment portfolio or a perfect first home to enter the property market, this unit is a must-see.

Private inspections are highly recommended, with video walkthroughs available upon request. Contact Natasha Whalley-Thompson at 0487 154 973.

Move quickly- all offers prior to auction will be carefully considered!

IN-ROOM AUCTION -

When: Monday, 11th November 2024

Where: The Reef Hotel Casino, Michaelmas Cay Ballroom

Time: From 5.00pm

Auctioneer: Gavin Croft

Secure your spot early! Pre-register now for a seamless bidding experience at our upcoming auction:

<https://auctionslive.com/app/bidder-registration/78Nd3>