

**37/439 Severin St, Manunda, QLD, 4870**



**Unit For Sale**

Sunday, 3 November 2024

37/439 Severin St, Manunda, QLD, 4870

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Aimee Ingram  
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**Low Body Corp Fees. Convenient location.**

Presenting to the market a neat & tidy one bedroom unit located only moments from Cairns CBD, transport options and the Cairns TAFE campus. Features include:

- First floor provides extra privacy & security
- Great size bedroom with built in wardrobe and access to bathroom
- Small balcony
- Split system air conditioning
- Tiled flooring (carpeted bedroom) & security screens throughout
- Internal laundry includes dryer
- Carport accommodation
- Complex provides resort style pool
- Currently rented with great, long-term tenant at \$280 per week until December 2024, increasing to \$310 at end of lease

BODY CORP: Approx. \$4500 per annum with 20% discount for prompt levies = \$3600 per annum.

COUNCIL RATES: Approx. \$3000 per annum

Public transport is easily accessible, and the unit is only 2km to the Cairns CBD, Esplanade Precinct and Cairns Central Shopping Centre.