



**SOLD**

**URGENT SALE - FIRST HOME  
BUYERS/INVESTORS 8+% GROSS RETURN - 2  
BED, 2 BATH**

Michelle Welsh from @realty Cairns is excited to present this 2 bed 2 bath unit which is returning 8+% gross.

Ideal layout for shared accommodation, this first floor unit is an end unit with only one neighbour, at the rear of the complex over looking the resort pool. It is a fantastic opportunity to get into the property market or for investors.

- First Floor with Balcony
- Good size kitchen
- 2 ensuite bathrooms
- 2 air-conditioned bedrooms, both with walk-in-robos, built-ins plus extra storage room
- Internal laundry cupboard
- Open plan living area
- Lots of storage
- Allocated undercover car park
- Good quiet location within complex over looking pool
- Complex features well maintained gardens and resort style pool with spa

RENTED at \$230 p.w. (possible \$260 p.w based on other units)  
BODY CORP FEES - Approx. \$3,232 p.a.  
COUNCIL RATES - Approx. \$2,350 p.a.

Located in GEMINI COURT, a very handy location to Mulgrave Road and only a short 5 minute drive to Cairns CBD and shopping. Convenient access to public transport with a bus stop at the front of the complex. 2 street access and gated entry from both Aumuller and O'Leary Streets with allocated carport. This unit represents great value, the sellers are keen to move this on.

**2 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$140,000

**OPEN FOR INSPECTION:**  
N/A



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