

SOLD

NEW TO MARKET - DETACHED DUPLEX - INVESTOR'S DELIGHT - 'OFFERS OVER \$685,000' 81 A&B REED ROAD, TRINITY PARK - 700M2 BLOCK!

FULL DUPLEX - LOW MAINTENANCE - GOOD RETURNS

New to the market is this lovely, low maintenance duplex for sale in Trinity Park on the popular Cairns northern beaches. Both units have been well maintained and upgraded over the years, with lovely tenants in place.

Features of the property include: -

- *2 x two bedroom, one-bathroom units sitting on a 700m2 block.
- *Air conditioned to the living rooms and bedrooms with security screens and ceiling fans throughout.
- *Each unit has a covered carport area and internal separate laundry/storage area.
- *Front Unit has fridge, washing machine included.
- *Both units are partially fenced externally with established garden areas. They also have dishwashers in place and undercover patio areas and private courtyard to the front.
- *The units do not have adjoining internal walls, making them private dwellings.
- *Rear unit is approximately 7 years old and front unit roof refurbished approximately 5 years ago and nothing needs to be done and the tenants if possible would love to stay.

*A prime position so close to all major amenities makes this desirable home a must see. Conveniently located only minutes to the Smithfield Village and cafes, walking distance to the Marina and fantastic walking tracks to Earl Hill. Local schools of Holy Cross Primary School & Smithfield State High School, short drive to Smithfield shopping centre, Cairns beautiful Northern beaches and 20min to Cairns International airport and CBD.

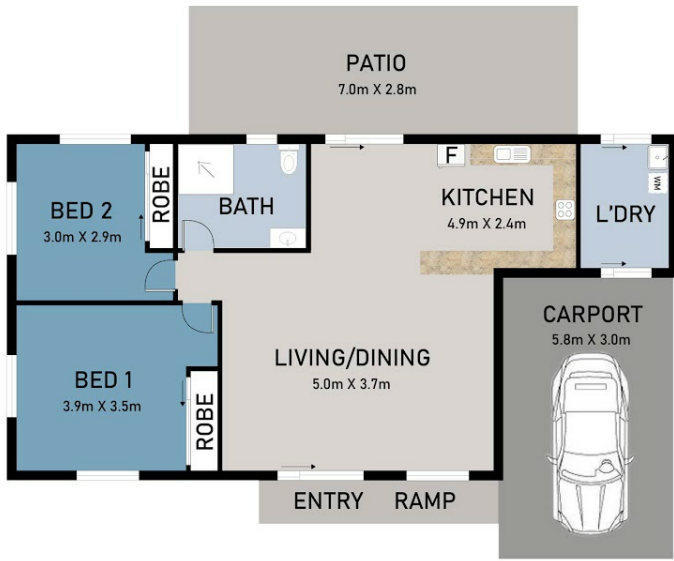
4 BED | 2 BATH | 3 CAR

PRICE:
\$725,000

OPEN FOR INSPECTION:
N/A



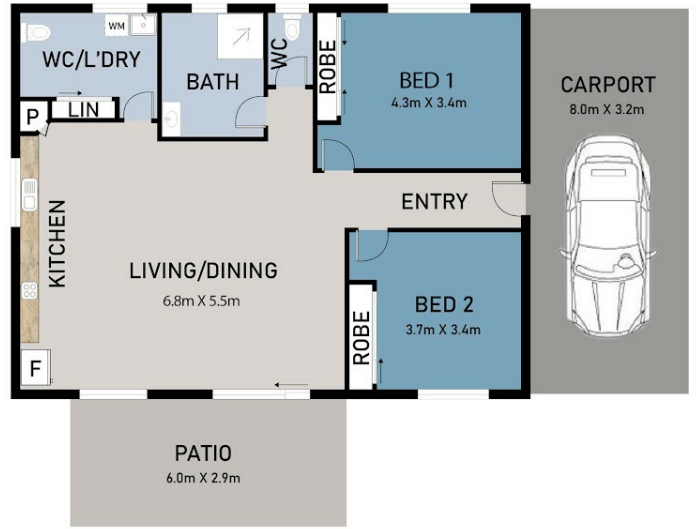
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Unit 1 (Front)

Under Roof Metreage:

Patio: 19.6
 Lounge: 18.5
 Bed 1: 13.65
 Bed 2: 8.7
Total: 66.80m



Unit 2 (Back)

Under Roof Metreage:

Patio: 17.4
 Lounge: 37.4
 Bed 1: 14.62
 Bed 2: 12.58
Total: 83.76m²

81 Reed Road, Trinity Park

FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. The Agent gives no guarantee, warranty or representation as to the accuracy and layout.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.