



SOLD

FULLY RENOVATED AND IDEALLY LOCATED

This fully renovated unit is ideally located approx. 700m from Cairns DFO and within easy walking distance of all local facilities, Doctors, Shops, gym & sporting venues. This compact yet functional unit offers an ideal entry point for the astute investor that is looking for a great investment opportunity or for an owner occupier at the end of the tenancy. The complexes solid construction has kept maintenance expenditure to a minimum over the years and help to keep the sinking fund balance in positive territory. Low BC Levies with a whopping 20 % discount for early payment.

FAST FACTS –

- Fully renovated
- Great tenant in place
- Current rent of \$340 per week
- Low BC Levies
- Split system A/C to living area and bedroom
- Fully tiled Living area
- Internal laundry
- Plenty of storage
- Security screens
- Dishwasher, Dryer
- “Exclusive use” under cover car space

THE NUMBER CRUNCH –

- BC Levies \$3,055.56 per annum (20% discount for prompt payment\$2,444.45)
- Rates Approx \$2,913.03 per annum
- Rent \$340 per week
- Healthy Sinking fund

1 BED | 1 BATH | 1 CAR

PRICE:
\$197,000

OPEN FOR INSPECTION:
N/A



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