



FOR SALE

**53 SQM UNIT- SENSATIONAL OPPORTUNITY:
RENOVATED 1-BRM UNIT IN PRIME CAIRNS
LOCATION LOW BODY CORP FEES --BUY
\$255K/RENT OUT \$35 0PW**

"EXCELSIOR COURT"

36/439-443 SEVERIN STREET, MANUNDA, QLD 4870

PHOTOS ARE EXACTLY WHAT THIS CLEAN AND CHEERY UNIT LOOKS LIKE! Absolutely no mis-representation.

Perfect for investors, retirees, or first-home buyers, this beautifully renovated 53 sqm unit is ready to impress. Priced at an affordable \$255,000 with low body corporate fees, this property offers a convenient lifestyle or a fantastic investment opportunity just moments from the Cairns CBD.

Get a great rental return of \$350 per week.

Key Features You'll Love

- **Totally Renovated:** Enjoy a fresh, sparkling interior with a brand-new kitchen, modern bathroom, and new tiles throughout, including the private balcony- decorated with green plants. Move in without lifting a finger!
- **Bright & Cheerful:** This first-floor unit provides extra privacy and security, with an uplifting balcony surrounded by greenery, perfect for relaxation.
- **Functional Layout:**
 - o Generous bedroom with a built-in wardrobe and ensuite-style access to the bathroom.
 - o Brand-new air conditioning for year-round comfort.
 - o Open-plan kitchen for easy living.
 - o Internal laundry for added convenience.
- **Resort-Style Amenities:** The complex boasts a shaded swimming pool for those hot tropical days.
- **Parking:** Includes a dedicated covered carport for your vehicle.

1 BED | 1 BATH | 1 CAR

PRICE:

Renovated 1-Brm Unit in Prime Cairns Location

OPEN FOR INSPECTION:

N/A



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