



FOR SALE

POOLSIDE PARADISE WITH AN ABUNDANCE OF PARKING OPTIONS

Nestled in the heart of Cairns' vibrant suburb of Manunda, this charming three-bedroom home presents an exceptional opportunity for those seeking the perfect blend of convenience and lifestyle. The 706 sqm block features two double gates. One with access to the tandem carport, with additional parking in front and the other to the right of the home, that has adequate storage for boats, caravans etc. The home's thoughtful design seamlessly integrates indoor and outdoor living, and an abundance of tropical plantings provide a resort style atmosphere to the in-ground pool area that is the centrepiece of the property.

Step inside to discover three bedrooms, all featuring built-in wardrobes, while split system air conditioning throughout ensures year-round comfort in Cairns' tropical climate. The modern kitchen has an abundance of storage space. The bathroom features a modern vanity, shower and sky light, whilst the separate toilet is easily accessible to all bedrooms and other amenities. At the rear of the home is an additional space that could easily be turned into a "Home office", with separate entry, or become a great home Gym or retreat.

FAST FACTS: -

- Abundance of parking + side access
- Entertaining Area
- Outdoor Laundry
- Slate flooring to Living area, Hallway and Kitchen
- Three bedrooms with built-in wardrobes & Split System A/C
- Modern bathroom with sky – light
- Split system air conditioning to Lounge and rear
- Fully equipped kitchen with dishwasher
- Covered outdoor entertainment area
- Sparkling Salt Water in-ground swimming pool
- Secure, fully fenced yard
- Storage shed
- Double carport

THE NUMBER CRUNCH: -

Rates Approx - \$3,224 per annum

Last Rent Increase - 8th March 2024 - Rental appraisal \$600 - \$680 per week

ABOUT THE HOOD: -

Close to Cairns West State School, St Francis Xavier's School, and Trinity Bay State School.

3 BED | 1 BATH | 2 CAR

PRICE:

\$625,000

OPEN FOR INSPECTION:

N/A



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