



SOLD

WELL MAINTAINED "FREEHOLD" TITLE (NO STRATA FEES) SEMI DETACHED DUPLEX ON LARGE BLOCK

Nestled against a stunning mountain backdrop in the heart of Woree, this impressive duplex presents an extraordinary opportunity to secure a well maintained duplex pair .Ideal investment or lifestyle opportunity .

FAST FACTS:-

- 922 SQM Block with room at the rear for additional building, subject to Council Approvals
- Individually metered for water & power
- Modern kitchens with reconstituted stone benchtops & splashback
- Modern Bathrooms with easy to maintain fixtures and fittings , Separate W/C
- Fully tiled throughout
- Fully air conditioned throughout
- Security screens and blinds
- Large HW systems ,upgraded wiring
- Paved courtyards
- New rear fence
- Large "side by side" shed
- Ample Off-street parking for 3 + vehicles
- Built in robe to main bedrooms
- Large separate Laundry
- Single car garage with internal access to units

THE NUMBER CRUNCH :-

Unit 1- \$425 per week until September 30th, 2025 (Current rental appraisal \$470 - \$520 per week)

Unit 2 - Owner occupied

Rates Approximately \$5,964.20 Per Annum

Water Rates approximately \$64.60 per quarter

Insurance Approximately \$3,521 Per Annum

THE HOOD :-

Your new address in Woree places you in a thriving community with excellent amenities at your doorstep. Woree offers the perfect blend of suburban comfort and urban convenience. The suburb is well-served by public transport and provides easy access to Cairns' major attractions.

4 BED | 2 BATH | 2 CAR

PRICE:
\$800,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN ON SITE



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

52 Alberta Drive Woree

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.