



FOR SALE

LIVE IT. LOVE IT. LEASE IT. FULLY RENOVATED 2 BEDROOM UNIT IN THE HEART OF MANOORA

Unit 4 – 15 Pioneer Street, Manooora
Asking Price: Offers Over \$499,000

Whether you're an investor chasing strong rental returns, a first home buyer ready to plant roots, or a downsizer seeking a low-maintenance lifestyle, Unit 4 at 15 Pioneer Street ticks every single box.

Set on the ground floor of a boutique, secure gated complex of just 8 units, this stunningly renovated 2-bedroom home has been finished to a high standard with premium materials throughout : built to last, and designed to impress. Currently vacant and ready to move in or lease immediately, this is a rare find in today's market.

Whether you're a first home buyer, downsizer, or investor looking for strong yield in a tightly held location, the numbers and the presentation both stack up.

For Investors:

Rental appraisal of \$550–\$600 per week with body corporate fees of approximately \$3,600 per year — one of the most competitive rates in the area. Full documentation of all renovation works is available, providing the opportunity to maximise tax depreciation benefits through a Quantity Surveyor schedule.

Don't wait for the public campaign. Enquire now to arrange a private inspection.

PROPERTY FEATURES:

- 2 bedrooms with built-in wardrobes
- Brand new split system air conditioning + ceiling fans
- Brand new kitchen with quality stone benchtops
- Brand new bathroom with premium finishes
- Spacious light-filled open plan living area
- Fully fenced private courtyard with fresh lawn
- Secured gated complex — only 8 units
- Minutes to Cairns CBD

FINANCIAL DETAILS:

2 BED | 1 BATH | 1 CAR

PRICE:

Offers over \$499,000

OPEN FOR INSPECTION:

N/A



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