



For Sale



ONE-BEDROOM UNIT IN A GATED COMPLEX.....

This one-bedroom unit offers both peace of mind and strong rental returns.

Owner-occupied and now vacant. Investors can expect better than \$350 per week in rent, so this is an ideal low-cost choice for savvy investors.

- Body Corporate Fees – \$839 July–Sept quarter
- Sinking Fund Balance – \$166,060
- Council Rates – \$1,340, 6 months 1 Jan–30 June 2026
- one-bedroom upstairs unit, end of the left-side block
- timber-look vinyl flooring
- separate bedroom with wardrobe
- excellent storage in the living room and kitchen
- bathroom with shower and vanity
- wall air conditioner is not working efficiently

PRICE

\$225,000

ADDRESS

11/35–37 Louie Piccone Way, Edmonton, QLD 4869

AGENTS

John Ryland – 0400 106 326

john@cairnssouth.com.au

Professionals Cairns South

193 Bruce Highway, Edmonton Queensland 4869

(07) 4045 4433

professionalscairnssouth.com.au/1423858



Every precaution has been taken to establish accuracy of the information but does not constitute any representation by the vendor or real estate agent. You should make your own enquiries as to its accuracy.

