

# FOR SALE



**\$125,000 - RENTING \$240 P/W**

CONTACT John Ryland - 0400 106 326  
john@cairnssouth.com.au

OFFICE Edmonton - (07) 4045 4433

ADDRESS 193 Bruce Highway, Edmonton

WEBSITE [professionalscairnssouth.com.au/910129](http://professionalscairnssouth.com.au/910129)

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**John Ryland**



## 4/48 Prior Street, Edmonton

### \$240 RENT, LOW BODY CORP FEES

JOHN RYLAND is selling this 2 bedroom townhouse with low Body Corp levies and home for the past 10 years to a wonderful tenant. Located just 15 kms from the Cairns CBD in the expanding southern corridor, here is a sensational, long-term property investment.

- \* a small complex of just nine townhouses
- \* two upstairs bedrooms with new carpet and built-in robes
- \* kitchen with electric cooker, rangehood and extra cupboards
- \* internal laundry and 2nd toilet downstairs
- \* private, grassed courtyard
- \* undercover carport
- \* well-managed small complex with pebbletex pool
- \* current BC levies approx. \$3,400 p/a
- \* returning \$240 p/w rent



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