



## FOR SALE

2 1 1 82 m<sup>2</sup>

4/9 Varese St, WOREE

### EXCLUSIVE UNIT WITH SECURE GARAGE WON'T LAST!

Nestled in a quiet corner of the booming suburb of Woree, this low maintenance unit with parkland views is one of only 4 in the complex. With bonus storage in the fully sheeted attic, you will be able to squeeze more than you think into this 82m<sup>2</sup> unit.

#### Key features include:

- \* Two generous sized bedrooms with built-in wardrobes
- \* Lock-up Garage
- \* Open-plan living area
- \* Tiled, Security screens & fully air condition throughout
- \* Updated dishwasher, oven, and cooktop
- \* Private balcony overlooking the park and tennis courts
- \* Exclusive complex of only four units with common areas and pool
- \* Currently rented at \$380 per week with long-term, reliable tenants
- \* Body corporate fees approximately \$4500 p/a & rates approximately \$2900 p/a

#### Location Highlights:

- Earlville shopping village with food, retail, medical, public transport and cinemas - 150m
- Your choice of numerous public and private schools - 500m-2km
- Cannon Park Race Course - 600m
- Cairns City Centre - 5km
- Very quick access to Bruce Highway and Ray Jones Drive

#### CONTACT AGENT:

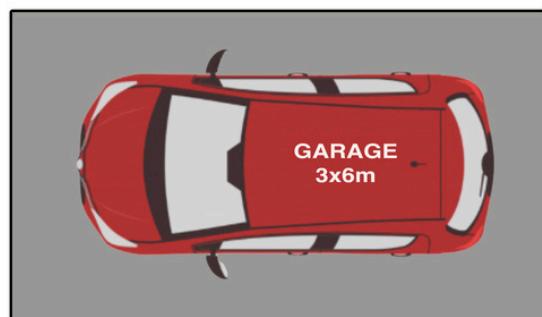


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#### MAKE AN OFFER:



DISCLAIMER\* the above information is provided as a guide only and has not been verified for accuracy. Any party wishing to engage in a contract for this land is encouraged to complete their own due diligence prior. While we strive to provide accurate information where ever possible, Wyatt & Fuss Real Estate and its associates do not accept liability regarding inaccurate information regarding this property.



#### MAKE AN OFFER:

Scan here to get more info or  
make an offer



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TOTAL AREA : 82m<sup>2</sup>