



# FOR SALE

## SENSATIONAL BEACHES GROUND FLOOR UNIT!

Located in the popular complex of Pacific Sands only approx 500m to the beachfront, just one street back from the waterfront. Its the dream location being in the popular beach-side community still in easy driving reach of the Cairns CBD.

### Features:

- Ground Floor Position Overlooking the pool
- Kitchen with Ample Storage
- Both Double Bedrooms
- Partially Furnished
- Air-conditioned
- Ceiling Fans Throughout
- Internal Laundry
- Under Cover Carport for Your Car.
- Large Resort Swimming Pool with Waterfall
- Plenty of Sun Lounges by the Pool to Relax
- BBQ Gazebo Area with Chairs
- Refurbished and Excellent Condition Throughout

Such a handy spot being only a couple of minutes walk to the beautiful beach and in easy walking distance to the Holloway's Shopping Village. The Cairns CBD is only approximately a 10 minute drive away and the Cairns International Airport is approximately 6 kilometres away. There is great waterfront dining and cafes all in easy walking distance.

Investors this is an excellent property to buy in sunny Cairns on the northern beaches (Currently rented at \$260 per week). It certainly has the location that will always remain popular when renting out the property. Tenants love this area and so do owner occupiers. The property is in excellent condition so there is no money to spend.

### Body corp fees are as follows:

- Admin fee: \$4305.86 per year
- Sinking Fund: \$1304.07 per year
- Total: \$5609.93 per year

NOTE: A 10% discount is applied for prompt payment of fees

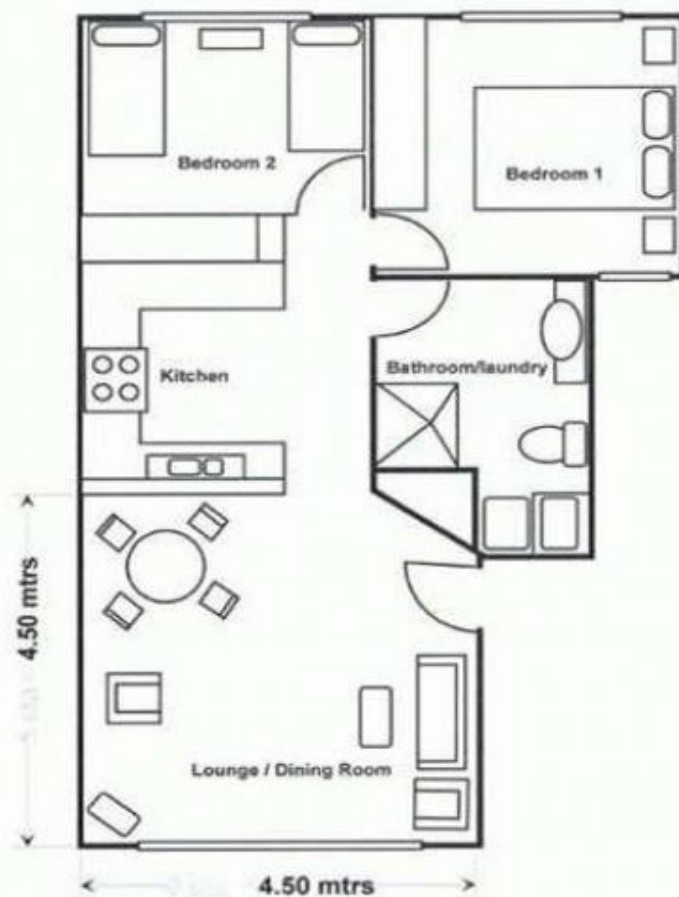
2 BED | 1 BATH | 1 CAR

PRICE:  
\$179,000

OPEN FOR INSPECTION:  
N/A



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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.