



# FOR SALE

## CITY LIVING- ROI 9.3%

Located only minutes to the CBD and Cairns Central Shopping Centre, this 1st floor apartment is the perfect home offering convenience and lifestyle. Kitchen with brand new benchtops and rangehood, open plan tiled living and dining room. Two good sized bedrooms with carpet and built in wardrobes. Bathroom with shower/bathtub and combined laundry complete with front loading washing machine and dryer. This apartment has fly screens, box air-conditioning and ceiling fans throughout. The complex is very well presented with landscaped gardens, swimming pool and undercover carparking. Can be owner occupied or permanent rental. Conveniently located only 5 minutes walk to the esteemed Cairns State High School, 13 minutes walk to Parramatta Park State School, and 3 minutes drive to the Cairns Hospital.

Rental appraisal \$320-\$340 per week aprox  
ROI 9.3% per annum aprox  
Council Rates \$2600 per annum aprox

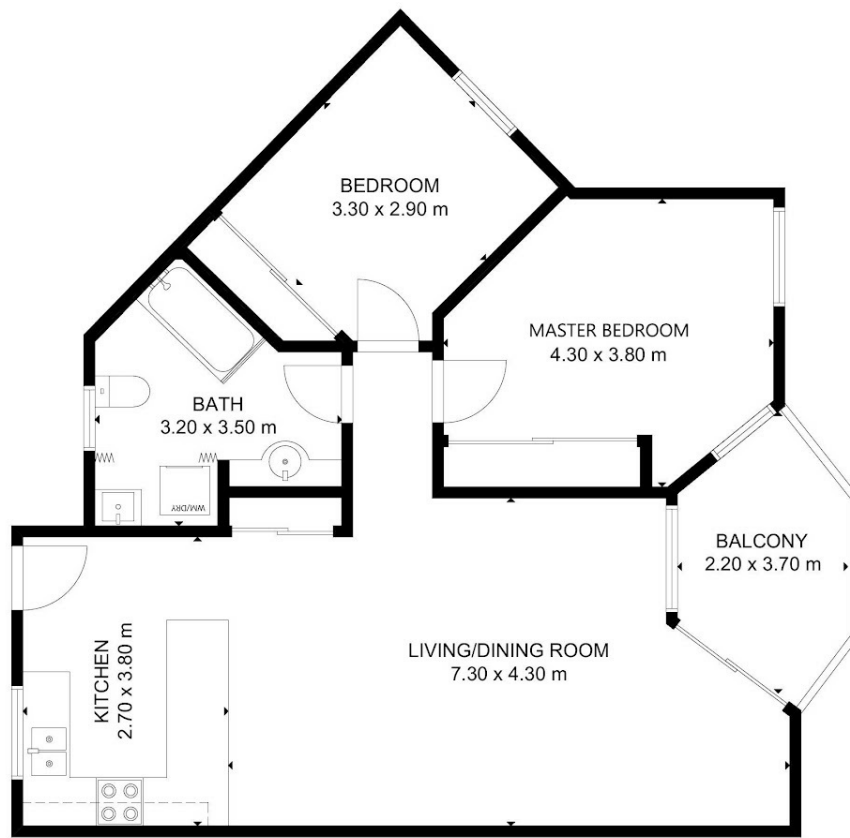
2 BED | 1 BATH | 1 CAR

**PRICE:**  
UNDER CONTRACT BY ZOE WICKS

**OPEN FOR INSPECTION:**  
N/A



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FLOOR 1

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Zoe Wicks | **@realty**  
Real Estate

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.