



FOR SALE

INNER CITY APARTMENT ROI 9.8%

Inner city tropical apartment located at a well presented, secure 4.5 Star rated resort complex only minutes to Cairns Central Shopping Centre, the CBD and lagoon. This 2nd floor one bedroom apartment is the perfect solid investment offering a tropical, easy lifestyle. Currently rented fully furnished on a long-term lease at \$300 per week to the 2.6.2022. Can be owner occupied, permanent let or holiday let through the onsite manager or independently.

- 1 Bedroom complete with built in wardrobe and office nook
- Bathroom with bath/shower
- Kitchen has 2 burner hotplate and dishwasher
- Open plan lounge/dining opening to the balcony
- Balcony with views of the swimming pool and mountains in the west
- Ducted air-conditioning and fans throughout
- Well-presented and maintained coin laundry in complex
- Undercover BBQ and entertaining area
- Swimming pool with spa jets
- Secure undercover parking (not allocated)
- Secure complex with holiday onsite manager

ROI 9.8% aprox
 Fixed lease \$300 per week to 2.6.2022
 Council Rates \$2,600 per annum aprox
 Body Corporate Fees \$4,900 per annum aprox
 Sinking Fund Balance \$45,000 aprox
 Number of units in complex 19

Be quick to secure this tropical inner-city gem!

1 BED | 1 BATH | 1 CAR

PRICE:
 SOLD BY ZOE WICKS

OPEN FOR INSPECTION:
 N/A



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FLOOR 1

GROSS INTERNAL AREA
 TOTAL: 43 m²
 FLOOR 1: 43 m²
 EXCLUDED AREA: BALCONY: 8 m²
 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.