



FOR SALE

DUAL KEY APARTMENT

Absolute Cairns Esplanade address!
Convenient and within close walking distance to all the excitement the City has to offer!
Located next to hospital and on the Esplanade.

Excellent investment opportunity!
Dual key apartment:

1. Rent both sides out (\$550-\$600/week)
2. Rent one half out and live in the other
3. live in both!

The apartment is presently vacant so you make the decision.

The complex (Rydges Northshore Towers) offers plenty of facilities too:

- 2 x tennis courts
- Full gymnasium
- 3 x swimming pools
- Function rooms
- Excellent restaurant
- Lifts for convenience
- Plenty of under cover parking

Note: The apartment is an end apartment and easterly facing (no late afternoon sun issues).
Comes with dishwasher, microwave, washing machine, and dryer.
PLUS - New carpet through-out for this sale!
Presents well!!!!

Figures:

- Body Corp \$9,800
- Council Rates \$2,400/annum approx
- Rental appraisal \$550 - \$600/week (\$28,600 - \$31,200)
- Approximately 6%+ return after outgoings!
- Capital gain - HUGE POTENTIAL (Listed \$100,000 less than identical neighbouring apartment for sale)

2 BED | 2 BATH | 0 CAR

PRICE:
Under offer

OPEN FOR INSPECTION:
N/A



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