

# SOLD

## BEAUMONT ON SPENCE - CLASSICAL FUNCTIONAL ELEGANCE

Offering a unique city living experience, this split-level townhouse style apartment is a rare find. Commanding a premium position in Cairns CBD, locations like this don't get much better. The apartment is situated in a small boutique complex of 18. With its classical lines, the building is strikingly elegant. The complex has a well maintained in-ground pool with adjoining entertaining area for residents and their guests. The apartment is light and spacious, giving you the opportunity to enjoy open plan living at its best. The ground floor living area offers a light and functional space, whilst allowing you to retreat to the luxury and privacy of the upper level. Currently tenanted until 12th January 2024 @ \$520 per week – INSPECTIONS BY APPOINTMENT

### APPOINTMENT

### FAST FACTS

- End unit, no upstairs neighbours
- Stunning timber staircase to upper level
- Stone benchtops to kitchen and vanities
- Downstairs Powder room
- European Laundry with dryer
- Walk-in robe to master bedroom
- Double vanities to Ensuite
- Juliet balcony to master suit
- Plenty of storage
- Functional kitchen with breakfast bar
- Security gated
- Single car park with adjoining store
- large liveable main balcony

### THE NUMBERS CRUNCH

- Rental appraisal \$660 - \$700 per week
- Rates approx. \$2,800 per annum
- Body Corporate Levies approx. \$7,544.04 per annum

3 BED | 2 BATH | 1 CAR

PRICE:  
\$565,000

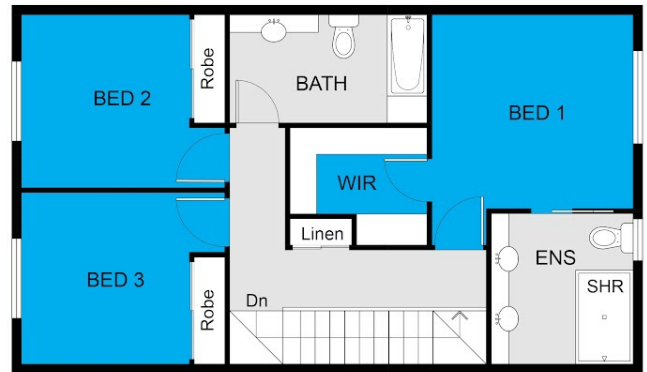
OPEN FOR INSPECTION:  
N/A



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Level 1



Level 2

2nd Floor Apartment 7/77 "Beaumont On Spence", Cairns City

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.