



# FOR SALE

## LOW \$400,000S SUIT YOUNG COUPLES OR INVESTORS ALIKE

2 bed – 1 bath – Balcony – 1 Car Garage with Power – Inground Pool

With its price point, highly sought after address and rental yields, this is an opportunity that should not be overlooked. This prime location offers convenience and strong capital growth potential.

Perfectly positioned for a young couple, this stylish two-bedroom apartment offers the ultimate in convenience and comfort. Just 900m from the public and private hospitals, the Esplanade, and only 5km from the airport, you'll be close to everything you need. With Cairns CBD and Central shopping centre only a 550m stroll away, everything is right at your doorstep.

Located on the top floor of a secure, small complex of just 14 units, this spacious 98m<sup>2</sup> apartment boasts two generous bedrooms, each with built-in mirrored robes and plenty of natural light. Enjoy a modern open-plan living space with tiled floors, an efficient kitchen with ample storage, and an internal laundry. The living area flows onto a covered balcony, the perfect spot to relax and take in the breeze.

The main bedroom comes with district views and private balcony access—ideal for morning coffees. Other great features include ceiling fans, air-conditioning, and louvred windows throughout for ultimate comfort. Plus, you'll love the private off-street garage with power, along with access to a shared inground pool and covered entertaining area at the rear of the complex.

This apartment blends the best of city living with a relaxed, low-maintenance lifestyle!

Offers and Enquiries please contact:

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Key Features: ▪ Top Location, Third floor masonry block unit space totalling 98m<sup>2</sup> with 81 m<sup>2</sup> internal ▪ Rented for \$470 pw to 30 June 2025 ▪ Body Corporate fees \$5,775 and Rates \$3,106

2 BED | 1 BATH | 1 CAR

PRICE:

Low \$400,000s

OPEN FOR INSPECTION:

N/A



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