



**SOLD**

## GROUND FLOOR APARTMENT – CONVENIENT CITY-FRIDGE LOCATION

Positioned just minutes from the Cairns Esplanade and CBD, this spacious 2-bedroom ground floor apartment offers the perfect blend of comfort and convenience. Whether you're looking to invest or downsize, this is an opportunity not to be missed.

Property Features:

- 2 generously sized bedrooms, both with built-in wardrobes
- 1 well-appointed bathroom
- Open-plan living and dining area with plenty of natural light
- Functional kitchen with ample storage and bench space
- Private outdoor patio – ideal for relaxing or entertaining
- Air-conditioning for year-round comfort
- Secure complex with allocated parking
- Ground floor position for easy access – no stairs!
- Comes partially furnished
- Body Corp \$6,200/annum (includes Insurance, Admin fund, and Sinking fund)
- Council Rates \$3,200/annum

Location Highlights:

Short stroll to the Cairns Esplanade, hospital, and local cafes  
Minutes to the CBD, restaurants, and entertainment precincts  
Close to public transport and essential amenities

Offering a low-maintenance lifestyle in a highly sought-after city-fringe location, this property is ideal savvy investors seeking strong rental demand.

Don't miss this opportunity – contact Cameron Hamilton on 0421 516 536 for more information or to arrange your inspection.

**2 BED | 1 BATH | 1 CAR**

PRICE:  
**\$375,000**

OPEN FOR INSPECTION:  
N/A



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