



FOR SALE

LIVE LIFE ON THE "WATERSEDGE" YOU'LL NEVER LOOK BACK !

Beautifully positioned in the centre of the fourth floor, within the tightly held "Waters edge Apartments" complex. This is your opportunity to secure an enviable lifestyle where urban sophistication and natural serenity interact to give you the perfect space to relax and contemplate.

The view from the balcony offers a stunning blend of coastal tranquillity and Urban Vibrancy as you look out onto the "Crystal brook, Rocco" tower and then out towards the lush greenery of False Cape and beyond to the crystal clear water of the Coral sea.

This is your own private oasis where the tone is set for leisure and calm.

*For your own private inspections call Sue today 0402 444 084 *

FAST FACTS

- Large 25 sqm Balcony with BLOCK FACADE FOR PRIVACY
 - 131 sqm Living space
 - Pet Friendly on Formal application to BC
 - Small complex of 33
 - Freshly painted throughout
 - Across the road from Cairns Private Hospital
 - Expansive master suite with WIR
 - Direct access to lift with no stairs
 - Secure Complex
 - Ensuite with spa & shower
 - Brand new carpets to bedrooms
 - Tiled living area
 - Stone benchtops to kitchen and bathroom vanities
 - Plenty of storage
 - Timber blinds to 2 rear bedrooms
 - Tandem Carparking space (On Title) + storage cupboard
 - Healthy sinking fund & Active BC (Building recently repainted)
 - 2 x Swimming pools
 - 2 Street access. From Abbott St & Direct pedestrian access to Esplanade
- THE NUMBER CRUNCH**
- Rates Approx \$3,290.08 P/A
 - Body Corporate Levies – Approx \$14,280.32 P/A

3 BED | 2 BATH | 2 CAR

PRICE:

\$1,550,000 NEGOTIABLE

OPEN FOR INSPECTION:

N/A



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FLOOR PLAN

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.