



FOR SALE

OPEN FOR INSPECTION - SATURDAY 11.00AM - 11.30AM 18TH APRIL

If you are looking for a turnkey, spacious and contemporary apartment nestled in the vibrant heart of Cairns City with ocean and mountain views, this is the one.

More than just a place to live and stay, this is a gateway to the Great Barrier Reef, the Wet Tropics World Heritage Rainforest, and a city full of culture and excitement.

Positioned in Tower 1, this apartment includes a dedicated car space and is currently enjoyed predominantly for personal use by the owners, with occasional holiday letting. Selectively rented via Airbnb and Booking.com, with a minimum three-night stay and limited availability during peak holiday periods to maintain quality use and presentation. It has achieved upwards of \$400 per night in peak season, with scope to massively improve the occupancy percentage.

- Fully turnkey and sold furnished, allowing for immediate letting or effortless move-in with everything in place from day one
- Surprisingly generous open-plan design with stylish decor, timber-look and tiled flooring throughout, refreshed paint and high ceilings that welcome cooling breezes and capture natural light, and double-glazed glass for relaxation
- Generously proportioned living areas open seamlessly to a balcony with breathtaking views over the Coral Sea, Mount Whitfield, Mount Williams and extending to Glacier Rock
- Central kitchen features a peninsula with stone benchtops, room for bar stools, twin sinks with a tasteful black mixer tap, dishwasher, electric oven, brand new gas cooktop, slide out rangehood, tiled splashback, multiple cupboards, and overheads to maximise storage
- Main bedroom is surprisingly spacious with an oversized double built-in wardrobe, a private ocean-facing balcony for your morning coffee or evening cocktail overlooking the tropical gardens and green lawns of the esplanade, and an ensuite with a corner bath, shower with updated rain-head, a large vanity and toilet
- Second bedroom offers a double built-in wardrobe, access to the main balcony where you'll

2 BED | 2 BATH | 1 CAR

PRICE:
Offers Over \$799,000

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Apr 18 at 11:00am - 11:30am



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