

**1/3-7 Nellie Street, Parramatta Park, Qld 4870**



**Apartment For Sale**

Friday, 29 March 2024

1/3-7 Nellie Street, Parramatta Park, Qld 4870

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 88 m2**

**Type: Apartment**



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## Offers in the low to mid \$400,000's

You're welcome to inspect unit 1 at 3-7 Nellie Street in Parramatta Park. This remarkable opportunity presents itself as a first-floor residence within the esteemed Oxygen Apartment Complex. Boasting a prime location at the cul-de-sac end, the property offers great convenience, being within walking distance to Cairns Central, public transportation hubs, medical facilities, charming cafes, verdant parks, Cairns CBD, and the picturesque Cairns Esplanade. Moreover, this residence falls within the coveted catchment zone of Cairns State High School, further enhancing its appeal. Key features of this property include:

- \* Move in ready - vacant possession
- \* Three generously sized bedrooms complete with built-in wardrobes
- \* Two bathrooms for added comfort and convenience
- \* Well-appointed kitchen featuring a sleek stone-style benchtop and ample storage space
- \* Open-plan living and dining area, ideal for comfortable living and entertaining
- \* Internal laundry facilities for added practicality
- \* Large private balcony offering a tranquil retreat
- \* Air conditioning for year-round comfort
- \* Access to a sparkling in-ground pool within the well-maintained complex
- \* One allocated car space in a secure gated common garage, supplemented by a storage unit.

For investors, the details are as follows:

Price: Offers in low to mid \$400,000's  
Rental Appraisal: \$480 - \$550 per week  
Rates: Approximately \$2,900 per year  
Body Corporate Fees: Approximately \$6,374.24 per year  
Number of lots in the complex: 21  
Year built: 2004  
Dev zoning: Residential

For private inspections, kindly contact Claudio. Please note that a notice of 24 hours is required to facilitate property inspections. Please be advised that the photos provided have been digitally enhanced for privacy reasons, and the property is currently tenanted.

Disclaimer: While every effort has been made to ensure the accuracy of the information provided, we accept no responsibility for any errors, omissions, inaccuracies, or misstatements contained herein. Prospective purchasers are urged to conduct their own due diligence and verification of the information contained within this advertisement.