

# 12/7 Boden Street, Yorkeys Knob, Qld 4878



## Unit For Sale

Thursday, 13 June 2024

12/7 Boden Street, Yorkeys Knob, Qld 4878

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 88 m2**

**Type: Unit**



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## Offers Over \$380,000

This lovely apartment is located just a short walk across a lovely bridge style path to the Esplanade parklands and main picnic/swimming area. Sims Esplanade offers a beautiful beachfront setting and is the absolute best for long walks and lazy days under the shady trees lining the beachfront. UNIQUE SETTING - NO ADJOINING UNITS - YOUR BEACH VILLA IN THE SKY Bright and modern with mountain views, east facing balcony Kitchen with big 2 door pantry, linen cupboard Breeze ways and windows on all sides of the apartment Private landing and balcony/dining area off main entry Tiled floors to living, carpet to bedrooms, Built in robes Hallway laundry alcove, Garage/Lockable storage room Covered pool and entertainment area, YORKEYS KNOB Perfect weather and lifestyle for those who love golfing, boating and relaxed beach living in this fantastic beachfront community just a quick 15 minute drive from Cairns City. Cairns most popular beach for kite surfing - lessons and competitions. HALF MOON BAY GOLF CLUB Spectacular course with magnificent views across the ocean. Well priced meals and lovely club facilities. YORKEYS KNOB BOAT CLUB Fishing Tours, private yacht charters and personal vessel moorings, sporting holidays, safe cove for mooring all year round. Outdoor dining and amazing views from the waterfront deck across the Coral Coast and mountain ranges. SHOPPING VILLAGE A wide variety of everything you need from restaurants, cafes, convenience stores and bottle shop including IGA mid-sized supermarket, with newsagent, bait, tackle/ice. NAME OF COMPLEX: Villa Estrella BODY CORPORATE: \$4,172 RATES: \$2900 approx p/annum SIZE OF LOT: 88m<sup>2</sup> plus garage and storage room NO. OF LOTS: 1 DATE REGISTERED: 1994 RENTAL DETAILS: Current lease in place to 23/1/2025 @ \$450 per week. PROPERTY STYLING AND FURNISHINGS: The apartment was styled for sale and is not being sold with furnishings. All information contained herein is gathered from sources we believe to be reliable. This Office and its Agent provide no guarantees or undertakings concerning the accuracy, completeness, or current nature of the information and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers must undertake their own due diligence, enquiries and assume various searches to verify the information.