

**13/62 Abbott Stret, Cairns City, Qld 4870**



**Sold Apartment**

Friday, 27 October 2023

13/62 Abbott Stret, Cairns City, Qld 4870

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 53 m2**

**Type: Apartment**



Warren Savage

**\$262,500**

Tucked just one block back from the esplanade this delightful poolside executive style apartment has a lot to offer. Located in the heart of Cairns City, the highly regarded Il Palazzo complex offers premium serviced apartment style accommodation generating consistently high net returns, or a private residence, right in the middle of town. The exquisite Latin style apartment and is one of 38 fully self contained boutique apartments and located on the first floor overlooking the delightful pool and entertaining area. There is a central courtyard offering a wonderful atmosphere to dine away from pool area and enjoy the natural sunlight and casual surroundings. Key Features: \* A popular poolside unit located in a prime inner-city boutique hotel \* Fully furnished ground floor apartment \* One bedroom with en-suite \* Tidy kitchen with electric cooking \* Combined lounge & dining area opens on to spacious balcony area \* Fully Air-conditioned \* Dual access to the bathroom and living area \* Large bathroom/laundry furnished with washer/dryer \* Walking distance to the Night Markets, Esplanade & Lagoon, Marina, cafes & restaurants, public transport and more \* Positioned in a complex offering a central courtyard, heated pool with gazebo & BBQ, rooftop sundeck with lift and well experienced onsite managers to operate your letting service. \* NBN fibre to premises \* Walking distance to popular Esplanade, all the best restaurants nearby and everything else at your doorstep Body Corporate Fees: Approx \$7,700 PA Council Rates: Approx \$2,600 Current owners have held the property for quite some time and are now retiring, all you need to do is buy and reap the rewards. This is a premium property with big ticks for the the P's - Position, Price and Performance, it won't last long so call me today!