

**22/69-73 Arlington Esplanade, Clifton Beach, Qld  
4879**



**Unit For Sale**

Tuesday, 21 May 2024

22/69-73 Arlington Esplanade, Clifton Beach, Qld 4879

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 62 m2**

**Type: Unit**



Ray Murphy  
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Ben Keene  
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## Mid to High \$400,000's

Welcome to your seaside sanctuary! Fresh to market, 'The Ray Murphy Team' proudly welcomes to the market this second floor, contemporary, one bedroom apartment situated just a few steps from the sandy shores of Clifton Beach. Wake up to the soothing sounds of the waves gently approaching the shore, this property promises a beach lifestyle of simplicity and sophistication. With the possibility of short term accommodation, holiday let or permanently lease, this property offers a versatile investment opportunity. This apartment will appeal to those looking to enter the property market or downsizers alike. PROPERTY PROFILE: - One spacious bedroom with built in robe and air conditioning- Tiled, open plan living and dining with split system air conditioning- Stylish kitchen, complete with induction stove, dishwasher, ample storage, and large island bench - Modern bathroom with combined laundry - Large balcony offering stunning beach views - Light, bright apartment, second floor position- Sparkling heated complex pool with salt filtrations and under cover BBQ area surrounded by tropical gardens and melaleuca trees- Only 25mins North of Cairns and the International Airport THE FIGURES: Body Corporate Fees: \$5,914.38 approx. p/a Council Rates: \$2,600 approx. p/a Rental Appraisal: \$420.00 to \$450.00 per week This property represents the perfect combination of lifestyle, location and convenience. Located within proximity to local shopping centre, primary and secondary schools, parklands, and public transport. This is an opportunity not to be missed! Contact 'The Murphy Team today to register your interest!