

**3/211-213 Lake Street, Cairns North, Qld 4870**

**Unit For Sale**

Tuesday, 9 April 2024

3/211-213 Lake Street, Cairns North, Qld 4870

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 50 m2**

**Type: Unit**



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## Price Guide \$279,000 - \$299,000

Located within easy walking distance of the Cairns CBD and one street back from the vibrant Esplanade precinct, this stylishly renovated ground floor property is ideal for the owner occupier or astute investor. With contemporary charcoal tiled flooring, cool white walls and timber accents, the décor is fresh and befitting the busy urban person craving a low maintenance, lock up and leave lifestyle. Features include:- Modern kitchen with composite stone benchtop, electric cooking and excellent storage options including soft close drawers- Main living and dining area with high ceilings and split system air-conditioning- Spacious bedroom with built in wardrobe and air-conditioning- Updated bathroom with step in shower and internal laundry- Tiled flooring and security screens throughout, allocated car space- Recently renovated swimming pool with secure remote gated access- Current tenant paying \$380 per week rent with the current lease ending July 22nd, 2024- Body Corporate Fees \$4,620.00 per annum with a sinking fund balance of \$9,865.76 as at 27/03/2024 - Council Rates approximately \$2,950.00 per annum- " San Antone" was built in the 1975, the unit is 50.2sqm with an additional 13sqm exclusive use car space, there are 12 lots in the complex Located in the Cairns State High School and Parramatta State School catchment zones, 1.4km to Cairns Central Shopping Centre. Quick access to International and Domestic Airports, Tobruk Memorial Pool, Cairns North Community Health, Botanical Gardens, Tanks Arts Centre, Red Arrow Circuit Lookout, Edge Hill Hub and more. This property is only available to the buyer who acts NOW. Call David Hall on 0491 332 700 to inspect today.