

304/174 Grafton St, Cairns City, QLD, 4870

Sold Unit

Monday, 22 May 2023

304/174 Grafton St, Cairns City, QLD, 4870

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Leanne Parsons

LUXURY & VIEWS - CITY LIVING AT ITS FINEST

Coronis & Leanne Parsons are very proud to introduce this immaculate 2-bedroom, 2-bathroom city apartment that has been well designed with high ceilings, open plan kitchen, dining and living areas, leading out to the impressive sized balcony which captures cool ocean breezes.

This apartment offers 2 Bedrooms with the master boasting a walk-in robe, and the second bedroom offering built in robes, 2 Bathrooms (ensuite to main) & a good sized car park with a lockable storage room located in front of the carpark in the fully secure underground car park. The living/lounge/dining area is tiled, and the apartment is airconditioned throughout, has a generous size kitchen with ample storage space (that also includes a dishwasher), and a convenient internal laundry.

The building is very well maintained, and facilities include undercover secure parking with a lift, and a tranquil swimming pool area, that includes a 12-metre lap pool, Spa Pool, BBQ with entertaining area with outdoor shower and an indoor sitting area.

The convenient location is walking distance to popular cafes, restaurants, and shopping with Cairns Esplanade just a few minutes' walk. Adjacent to both Munro Martin Park and the newly updated Cairns Performing Arts Centre.

- Open plan dining/living, with floor to ceiling glass doors and porcelain tiles.
- Modern kitchen with generous storage, stone benchtops and integrated stainless steel Bosch appliances.
- Split system air conditioning to living and both bedrooms.
- Large Master Bedroom with floor to ceiling sliding doors, cool polished timber floors, ensuite bathroom and large walk in robe
- Spacious second bedroom with polished timber floors, and double doors to private balconette
- Bathroom with internal laundry.
- Large, tiled, balcony/outdoor area with views of the pool, city and mountains
- Located in the heart of the city's vibrant dining, cultural and retail precinct and just a short walk to Cairns Esplanade
- Impressive entry foyer with sitting area and water feature. Secure key fob lift access to Level 3.
- Secure underground car parking (1 car on title with lock up storage).

Perfect for the owner-occupier to move right in, or for the savvy investor.

Take a look at our virtual tour of the property.

FOR OPEN HOMES - ***MEET AT FRONT OF COMPLEX AT START TIME***

Unit is currently tenanted until end of June, 2022.

Current Rent: \$480

Current Rental Appraisal: \$540-\$580 per week

Rates: \$2,677 approximately per year

Body Corporate Fees: \$6059 approximately per year

For more information contact Leanne Parsons on 0474 452 002.