

**317/2-8 Rigg Street, Woree, Qld 4868**



**Unit For Sale**

Wednesday, 12 June 2024

317/2-8 Rigg Street, Woree, Qld 4868

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 121 m2**

**Type: Unit**



Karl Latham  
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## Under Contract

Discover the perfect blend of comfort and modern living in this exquisite 2-bedroom, 2-bathroom dual level "Sky Villa" located in the highly sought-after City Waters complex in the heart of Cairns. This contemporary unit offers an exceptional lifestyle with its prime location, easy commute into the City and stylish design. What makes it special? - Double-storey 'Sky Villa' with West Southwest outlook to catch the breezes - End unit in central Building means only one neighbour - Lanai with double sets of shutters offering pool and mountain views - 2 bedrooms with built in robes, master with ensuite - Internal laundry - Air conditioned throughout - Open plan tiled lounge/living area with separate study/office area - Practical kitchen with granite tops, dishwasher, microwave and fridge - Allocated undercover parking space at bottom of stairs for dry access - Secure gated complex with four pools, gymnasium, and communal BBQ areas - Minutes to the city, close to local shopping centre and amenities. The complex is currently being freshly painted to look as good as new. City Waters is very popular with tenants as the complex is a short walk to Earlville Shopping Centre and a five-minute drive to the city making it an Ideal investment property. The apartment can come furnished and will easily attract a tenant at \$530/wk as advised by the onsite manager whose office is down below. 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 contained herein.