

410/12-21 Gregory Street, Westcourt, Qld 4870



Apartment For Sale

Thursday, 13 June 2024

410/12-21 Gregory Street, Westcourt, Qld 4870

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Ray Murphy
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\$439,000

'The Ray Murphy Team' proudly introduces to the market this sensational opportunity to secure a neat and tidy, two-bedroom, two-bathroom apartment situated within the immaculately maintained and highly regarded, secure complex of 'Cairns One'. This property will appeal to first home buyers and downsizers alike seeking the convenience of apartment living within proximity to Cairns CBD, or perfect for the astute investors in search of a property with great returns. **PROPERTY PROFILE:** ☑ Two spacious bedrooms, complete with air-conditioning and built-in wardrobes☑ Master suite comprising ample storage with two built-in robes, ensuite with double basins and direct access to the balcony☑ Second bathroom is a two-way bathroom, complete with shower over bath☑ Well-appointed kitchen with gas cooking and servery to the balcony☑ Generous open plan living and separate dining area ☑ Large balcony☑ Internal laundry☑ Split system air conditioning and security screens ☑ One undercover, secure car space with cage storage **COMPLEX FACILITIES:** ☑ 9 lagoon style pools including lap pool & spa with several BBQ areas ☑ Gymnasium & Tennis court☑ Convenience Store & Bottle Shop☑ Secure, gated complex with on-site security **THE FIGURES:** ☑ Body Corporate Fees: \$9,159.52 approx. p/a ☑ Council Rates: \$2,900 approx. p/a ☑ Currently achieving \$490.00 per week until July 2024 ☑ Rental Potential: \$575.00 to \$595.00 per week 'Cairns One' is ideally located in Westcourt, a family friendly community located within proximity to all major amenities, Schools, DFO Shopping Centre, Schools, public transport, TAFE, and only minutes to Cairns CBD and Esplanade. We urge you to be quick, this property will attract the attention of most. Contact 'The Ray Murphy Team' today to register your interest!