

**5/349-351 Lake Street, Cairns North, Qld 4870**



**Apartment For Sale**

Friday, 14 June 2024

5/349-351 Lake Street, Cairns North, Qld 4870

**Bedrooms: 3**

**Bathrooms: 2**

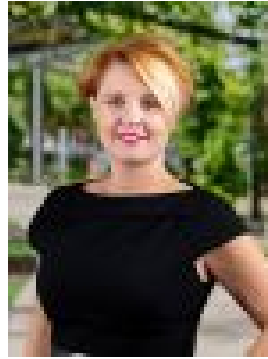
**Parkings: 1**

**Area: 131 m2**

**Type: Apartment**



Karl Latham  
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Andrea Rolley  
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**\$555,000**

Nestled within the highly coveted Park Royal area, this stunning, contemporary apartment resides in a secure, upscale complex, conveniently situated just 300 meters from Cairns Esplanade and 1 kilometre from Cairns Base Hospital. Perched on the second floor, this exceptional dwelling boasts a unique vantage point, offering picturesque views of verdant green fields and the majestic Mt Whitfield. A rare gem in city living, it provides the perfect retreat with its expansive 20-square-meter balcony, affording uninterrupted vistas of North Queensland's natural beauty. Recently renovated with meticulous attention to detail, the apartment exudes luxury and comfort, presenting an ideal haven ready for immediate occupancy. Designed with practicality in mind, the layout effortlessly accommodates guests or potential renters, with the master bedroom thoughtfully separated from the additional two bedrooms. Distinguishing itself from others, this apartment is one of just three in the complex featuring a generous 1m x 3m lock-up storage room, ideal for housing bicycles and extra belongings alongside the secure undercover parking space. Additional amenities include: -High-quality porcelain tiling -Air conditioning -Contemporary lighting fixtures -Skylights in the bathroom and kitchen -Custom-made antique-style glass splashback -Granite countertops in the kitchen and bathrooms -Internal laundry facilities and ample storage space -Well-appointed kitchen with new appliances, including dishwasher, cooktop, oven, and rangehood -Impressive industrial ceiling fan -Plantation shutter blinds in two of the bedrooms -Roller shade blinds on the balcony -Comprehensive 24/7 monitored security system, including full-camera surveillance and brand-new mobile phone entry intercom -On-site swimming pool and spa -Secure pedestrian and vehicle gate access -Pet-friendly policy

**FACTS & FIGURES:** Lots in Complex: 23 Unit Size: 131m<sup>2</sup> Body Corp Fees: \$6,857 per annum Council Rates: \$2,920 per annum Sinking Fund: \$55,753 credit as at April 2024 Current Rent: \$660 per week ROI: 6.18% GROSS on \$660 rent per week This remarkable offering won't last long-seize the opportunity to make it yours today!