

**53/219-225 Abbott Street, Cairns North, Qld 4870**



## **Apartment For Sale**

Friday, 17 May 2024

53/219-225 Abbott Street, Cairns North, Qld 4870

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Kaine Rowe  
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## Offers Over \$760,000

Nestled in the sought-after Northshore Tower, this ocean-facing apartment boasts a commanding position, offering interiors bathed in natural light and views of ocean, city, and mountains. Thoughtfully designed, the floorplan seamlessly integrates open-plan living areas leading to a spacious balcony, a master bedroom featuring an ensuite, a spacious renovated kitchen, and the added flexibility of a self-contained studio complete with a kitchenette and private balcony. Positioned within walking distance from the Esplanade and at the threshold of the CBD, this remarkable apartment presents a prime investment opportunity in the holiday let market.- Netting in excess of 9% currently operated as an Air B&B having achieved exceptional income - Gross income past 12 months \$140,481 and a Net income of \$75,072 when all expenses are taken into account including body corp and council rates.- Body corporate fees are \$15,758- One secure unallocated parking pass provided- Expansive open-plan layout showcasing breathtaking views- Balcony facing the ocean, perfect for alfresco relaxation and dining- Kitchen equipped with a dishwasher, ample cupboard and bench space- Master bedroom with ensuite and private balcony- Spacious self-contained studio with kitchenette and private balcony- Refreshing neutral décor complemented by tiled floors throughout and carpeting in the studio- Secure complex amenities include a tropical pool and onsite caretaker- Ideally suited for holiday letting with a versatile 1-bedroom plus self-contained studio configuration- Central location just steps away from the CBD, one street from the Esplanade- Each owner receives two swipe cards for undercover non-allocated parking space