

**6/3-9 Stratford Parade, Stratford, Qld 4870**



**Unit For Sale**

Friday, 3 May 2024

6/3-9 Stratford Parade, Stratford, Qld 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 139 m2**

**Type: Unit**



Aimee Ingram  
0457750513

## Offers Over \$349,000

Positioned on the ground floor, this spacious and private 2-bedroom apartment is situated in the well maintained and sought after 'Stratford Gardens' complex. Located at the rear of the block and set well off the street amongst lush tropical gardens, the property provides an enviable green & leafy environment. Only 7 mins drive from the Cairns CBD and a 2-minute walk from Stratford Village, you are ideally located in the chic and popular suburb. Features include: - Well-appointed kitchen with plenty of practical storage, countertop space and stainless-steel appliances- Generous open plan, combined living and dining - Great size entertainers' patio- Paved rear courtyard with garden shed - Two good sized bedrooms both with built in wardrobes- Split system air conditioning throughout- Tiled flooring & security screens throughout- Bathroom / laundry combo - Undercover car accommodation- The complex provides a resort style pool and visitor car parking onsite - Pet friendly complex, approval via the body corporate- Located in the Cairns State High School & Freshwater Primary School catchment zones- Currently rented with great tenants in place until 27/09/2024 at \$420 per week. Current rental appraisal is \$470 - \$500 per week- Property does come furnished, inventory available

BODY CORP: Approx. \$6500.00 per annum with 20% discount for prompt levies = \$5200.00 per annum

COUNCIL RATES: Approx. \$2900.00 per annum

Located close proximity to the local Restaurants, Doctors, Pharmacy, Post Office, local shops, Barron Valley Hotel, Stratford & Freshwater hub, sporting facilities, Cairns Airport & CBD and local public transport.