

604/174 Grafton St, Cairns City, Qld 4870



Sold Apartment

Friday, 29 September 2023

604/174 Grafton St, Cairns City, Qld 4870

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 144 m2

Type: Apartment

\$695,750

You're welcome to inspect unit 604 at 174-180 Grafton Street, Cairns City! Introducing this spacious immaculate 2-bedroom 2-bathroom City apartment with Ocean views, on level 6, located across from Munro Martin Park, 2 streets away from the Cairns Esplanade and steps away from the Cairns Hospital and city center. Boasting European appliances, large balcony catching our beautiful ocean sea breezes and an abundance of natural light and water Views, if quality and location is what you are looking for then Parkview on Grafton is the property not to be missed. The ultimate setting, location and lifestyle! Features Include: * Large open plan dining/living with lots of natural light opening up to the large balcony with ocean & city views. * Spacious Kitchen with Stone Benchtops & Bosch Appliances with inbuilt Bosch coffee machine * tiled master bedroom with en-suite & walk-in robe * tiled 2nd bedroom with wardrobe and own small balconette * Main bathroom with full bath. * Internal laundry (in main bathroom) * Fully airconditioned * Facing OCEAN & CITY getting the morning sun. * Plenty of storage * Secure Garage Parking & Lockable Storage * Lift & Key Pad Security fob To Level 6 * Salt water pool with waterfall and Spa in the complex with outdoor showers * Gym in the complex * Shared indoor and outdoor entertaining areas Unit size: 97m² + 24m²(balcony) + 6m²(balcony)+ 14m²(garage) + 3m²(storage) For investors: Price: high \$600,000's Rental Appraised: \$700 per week Rates: \$2,590 approximately per year Body Corporate approximately : \$7,795.67 per year Owner occupier or permanent rental. Potential rental Yield: Approximately 5.6% (Estimate only) Potential rental income: \$36,000 (Estimate only) Contact us now to organise a private inspection. * Rental Yield and Rental Income are approximate and based on the current market **Photo's HAVE staged Furniture. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.