

**7/62 Abbott Street, Cairns City, Qld 4870**



**Sold Unit**

Saturday, 24 February 2024

7/62 Abbott Street, Cairns City, Qld 4870

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 59 m2**

**Type: Unit**



Claudio Di Bartolomeo  
0740519300

**\$255,000**

You are welcome to inspect unit 7 at 7/62 Abbott Street in Cairns City. Located in the stylish Mediterranean looking complex "Il Palazzo" Apartment Hotel. This first floor one bedroom unit is close to many local iconic attractions. This little gem is just a short walk away from Cairns Convention Centre, The Reef Casino, Cruise Ship Terminal, Esplanade and Lagoon. Conveniently located across the road from Cairns Courthouse and Government Buildings, no wonder this apartment is ideal for holiday and corporate guests. Superb on-site Management and security ensures a safe and relaxing stay for all guests as they enjoy the complex resort style pool, entertainment area and guest lounge. Features include: \* Open plan apartment \* Large bedroom \* Large bathroom with shower \* Internal laundry with washing machine and dryer \* Kitchen includes fridge, microwave, cooktop and more \* Furnished & Self Contained \* Air conditioning \* Balcony \* Sun deck, gazebo and BBQ area in the complex \* Professional management on-site and lift access \* Fully accredited tour desk at the reception \* Wi-Fi access in the common areas \* On the street parking (Not allocated parking) For investors: Price: Offer over \$249,000 Rates: \$2,930 approximately per year Body Corporate approximately: \$8.651.70 annually Rental holiday letting appraisal: \$170 - \$300 per night (Based on current rates - low season and high season rates might vary) Unique inner city living or great investment do not miss out this rare opportunity! Call Claudio now to organise your private inspection - a notice of 24 hours is needed to inspect the property. \* Currently used as holiday letting 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.