

**85/53-57 Esplanade, Cairns City, Qld 4870**



**Sold Apartment**

Tuesday, 2 April 2024

85/53-57 Esplanade, Cairns City, Qld 4870

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 82 m2**

**Type: Apartment**



Claudio Di Bartolomeo  
0740519300

**\$750,000**

You are welcome to inspect lot 85 at 53-57 Esplanade in Cairns City. This contemporary residence, nestled within the sought-after and upscale Mantra complex, stands out distinctly from its counterparts in the city precinct. Positioned on the top floor, it boasts captivating views spanning from the cityscape to the majestic mountains, creating an ambiance of sheer splendor. The Mantra exudes a prestigious elegance that sets it apart, elevating it to unparalleled distinction. The apartment itself is generously proportioned, featuring two bathrooms and a big balcony providing ample space for luxurious living. The Mantra's facilities surpass the ordinary, featuring an expansive and breathtaking pool, complemented by a BBQ pavilion—an ideal setting for hosting memorable gatherings with close friends. For those seeking fitness and relaxation, the sizable gymnasium and inviting spa offer a perfect balance. The grand entrance of The Mantra houses a 24-hour reception, where onsite managers stand ready to provide assistance. Elevating convenience, a dedicated lift services this particular apartment.

**Key Apartment Features:**

- \* Spacious open plan living area
- \* Kitchen with abundant storage, good appliances and stone top
- \* Two large bedrooms
- \* Master bedroom with walk in robe and large en-suite with shower and SPA-bath
- \* One guests bathroom
- \* Balcony with city views
- \* Air-conditioning
- \* Internal laundry
- \* Fully Furnished & self contained
- \* Parking allocation (Exclusive use)

This apartment presents various possibilities, whether for long-term rental, short-term leasing managed onsite, or as a residence offering an unrivaled lifestyle. The prime location adds to its allure, situated right on the picturesque Cairns Esplanade, a stone's throw away from the crystalline swimming Lagoon. Locals regard The Mantra as the best-positioned complex on the Cairns Esplanade, with an array of fine restaurants, quality coffee shops, Rusty's Fruit Markets, and Cairns Central Shopping Centre all within walking distance. It places you at the heart of the town, catering to the socially active, sophisticated individual of today—truly an unparalleled dream location.

**For investors:**

- Price: Offer in the mid to high \$700,000's
- Rates: \$2,930 approximately per year
- Body Corporate approximately: \$15,412.99 annually with prompt payment of levy (20% discount from \$19,266.24)
- Number of lots in the complex: 133 (Including commercial lots)
- Year built: 1999
- Dev zoning: CITY CENTRE (2060)
- Rental appraisal long term: \$850 - \$880 per week
- Rental appraisal holiday let: approximately \$101,000 gross return
- Potential Gross return up to 9.3%

Call Claudio now to organise your private inspection - a notice of 24 hours is needed to inspect the property.

**\*Currently used as holiday letting\*\*Can be lived in**

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