

**2/31 Digger Street, Cairns North, Qld 4870**

**Apartment For Sale**

Sunday, 30 June 2024

2/31 Digger Street, Cairns North, Qld 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Offers Over \$249,000

Welcome to your perfect investment opportunity or a place to call home. Nestled in a prime location, this tidy 2-bedroom, 1-bathroom, 63m<sup>3</sup> ground floor apartment offers the ideal blend of comfort and convenience. Step inside to discover a bright and airy living space, partially furnished and fully tiled for easy maintenance. Security screens ensure peace of mind while allowing fresh air to flow through. The main living area boasts a new split system air conditioner, perfect for climate control year-round.

**KEY FEATURES:**

- Well-equipped kitchen with all the essentials and ample counter space.
- Both bedrooms are spacious, offering plenty of storage with large, mirrored BIR, split system air-conditioning in main bedroom and fans in both bedrooms.
- The bathroom features a walk-in shower for easy access, modern tiles, a spacious basin with a large mirror, and a toilet, all conveniently located in one area.
- External laundry and a breezeway, ensuring ample privacy with only one direct neighbour.
- Ample on-site car parking at the rear, you'll never have to worry about finding a spot.
- Rental Appraisal \$440 - \$470 per week
- Body Corp \$5,967 pa
- Rates \$2,800 pa

The apartment complex backs onto a serene nature reserve, teeming with bird wildlife and always well-maintained by Cairns City Council, providing a tranquil escape right in your backyard. Located just steps away from the picturesque esplanade, you'll enjoy the convenience of being close to sporting precincts for your active lifestyle, a 7 Eleven service station for your everyday needs, and excellent schools such as Mother of Good Counsel School and Cairns High School within the catchment area. Plus, the airport is conveniently close, making travel a breeze for you or your future tenants. This apartment has been a cherished home, filled with countless beautiful memories. From family gatherings to quiet evenings, it has been a sanctuary of love and happiness. Now, it awaits a new owner to create their own cherished moments and lifelong memories in this wonderful space. Whether you're looking for a new home, a first-time purchase, or a lucrative rental property, this is an opportunity you won't want to miss. Vacant and ready for you to move in today. Contact me today to schedule a viewing and make this apartment yours!