

**39/1 Marlin Parade, Cairns City, Qld 4870**

**BENCHMARK**

**Apartment For Sale**

Wednesday, 19 June 2024

39/1 Marlin Parade, Cairns City, Qld 4870

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 102 m2**

**Type: Apartment**



Adam Saitta  
0740556583

## OFFERS OVER \$890,000

Step into a world of luxury with this stunning, fully furnished, designer residence on the 7th floor of Cairns Harbour Lights. This 2-bedroom, 2-bathroom apartment offers breathtaking harbor views, seamlessly blending contemporary design with classic elegance.- Breathtaking Views: Enjoy sweeping harbour vistas from your expansive terrace.- Spacious Living: Generously proportioned spaces with light-filled interiors.- Indoor-Outdoor Harmony: Floor-to-ceiling sliding glass doors connect your living area to a sprawling entertainer's terrace, perfect for gatherings or just a place to unwind.- Premium Amenities: Fully air-conditioned, secure parking, a sparkling swimming pool, rejuvenating spa, relaxing sauna, and convenient lifts for effortless access.- Vibrant Urban Living: Proximity to quality restaurants, shopping options, and all amenities within walking distanceWhether you are looking for a luxurious personal haven or a smart investment, this residence offers the best of both worlds. Currently leased until January 2025 at \$730 per week with a long-term tenant keen to stay, it presents an excellent investment opportunity.Body Corp Fees - Approx \$12,000 p/a Council Rates - Approx \$3000 p/aDon't miss this unique opportunity. Your future of refined comfort & captivating views. A new lifestyle awaits.NOTE: If you cannot make it to the open home, let me know and I'll happily send you a video walk-through via Messenger or WhatsAppDisclaimer: All information contained is gathered from sources we believe to be reliable. In preparation of this advertisement our best endeavors have been made to ensure the information contained is true and accurate. However, we accept no responsibility or liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective tenants are encouraged to make their own enquiries to verify the information contained in this advertisement.