

# 420/53-57 Esplanade, Cairns City, Qld 4870

## Apartment For Sale

Wednesday, 10 July 2024

420/53-57 Esplanade, Cairns City, Qld 4870

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Offers Over \$459,000

Welcome to Apartment 420 at the Mantra on the Esplanade, where urban living meets serene sophistication. This fourth-floor gem offers an exquisite outlook of the pool and the historic Courthouse Hotel, now a vibrant art gallery, with east-facing views of sunsets over the casino, twinkling city night lights, and majestic mountains. Discover the perfect blend of convenience and charm, making this apartment a prime investment opportunity.

**KEY FEATURES:**

- 1. Outstanding Location:** Enjoy the benefits of urban living with restaurants, cafes, parks, and shopping centres just a short stroll away. With everything you could want on your doorstep, step out into the city streets and esplanade for endless entertainment and convenience.
- 2. Generous Layout:** The open plan living and dining area is designed for comfort, with louvered windows enhancing the sense of space and privacy. Natural light floods the apartment, highlighting the beautiful views.
- 3. Modern Kitchen:** The sleek kitchen offers ample bench space and storage, perfect for your culinary creations. Cook with ease and entertain in style.
- 4. Spacious Master Bedroom:** Unwind in the large master bedroom, complete with mirrored wardrobes for ample storage and functionality. Wake up to breathtaking views each morning.
- 5. Elegant Bath/Shower:** Refresh in the well-appointed bath/shower combination.
- 6. Secure Living:** Rest easy with secure access to the building, providing peace of mind for residents. Your safety and privacy are prioritized with Mantra onsite management.
- 7. Permanent Residence:** Enjoy the flexibility to live permanently within the complex, making it a perfect home or long-term investment.
- 8. Secure Car Parking:** Benefit from secure onsite car parking, ensuring your vehicle is safe and easily accessible.
- 9. Resort-Style Amenities:** Take advantage of the private pool, BBQ area, and gym, all within the comforts of your residence. Enjoy leisure and fitness without leaving home.
- 10. Investment Potential:** This apartment is an excellent investment opportunity, offering flexibility as a rental property or a personal residence.

**ADDITIONAL INFORMATION:**

- **Rent:** Approximately \$550 per week furnished
- **Body Corporate Fees:** \$7,706 per annum inc 20% discount for prompt payment
- **Rates:** \$2,900 per annum
- **Income statements on request**

**INVESTMENT POTENTIAL IN CAIRNS:** Cairns is currently experiencing a robust property market, driven by strong demand from both local and international buyers. The city's growing reputation as a tourism and cultural hub, combined with its tropical climate and natural beauty, makes it an attractive destination for investors. Rental yields in Cairns are competitive, with a steady influx of visitors and residents seeking high-quality accommodation. With ongoing infrastructure developments and a thriving economy, investing in a property like Apartment 420 at the Mantra on the Esplanade positions you to benefit from both capital growth and rental income in this flourishing market. Seize the opportunity to own this exceptional apartment at the Mantra on the Esplanade. Contact us today to arrange a viewing and discover the unique allure of Apartment 420.