

**Lot 704/58-62 McLeod Street, Cairns City, Qld 4870**



## **Unit For Sale**

Wednesday, 24 April 2024

Lot 704/58-62 McLeod Street, Cairns City, Qld 4870

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 109 m2**

**Type: Unit**



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**\$495,000**

Seize the opportunity to own this exquisite dual-key apartment nestled in the heart of Cairns City, boasting great views of the majestic mountains! Perched on the 7th level of the renowned Cairns Central Plaza Apartments, this residence is just a stone's throw away from Cairns Central, a 5-minute stroll to the world-famous Cairns Esplanade, the recently renovated Cairns Convention Centre, and everything this splendid city has to offer. The innovative dual-key layout not only ensures optimal returns for holiday rentals but also provides the luxury of enjoying your well-deserved holiday in your own upscale apartment. With an unbeatable location, a rooftop pool offering astonishing views, a secure complex, elevators, secure parking, and a plethora of features, this property truly stands out. Key Features: \*Dual key apartment (internal connecting doors) \*Two bedrooms \*Two bathrooms \*Three balconies, each with views \*Air-conditioned \*Spacious kitchen with an island \*Kitchenette (Located in the studio apartment side) \*Internal laundry (Located in the one bedroom apartment side) \*One allocated secure parking Complex Features: \*On-site management \*Elevators \*Rooftop pool \*Tour desk For Investors: Price: \$495,000 Rates: Approximately \$2,950 per year Body Corporate approximately: \$14,568.05 with prompt payment of levy (20% discount from \$18,210.06, the total payable annually) Number of lots in the complex: 46 units Rental Appraisal: \$660 - \$720 / week (Combined) Holiday let guaranteed available thru on site management (to be negotiated with Central Plaza Apartments) Holiday let potential: One Bedroom unit \$217-\$330 per night gross - Studio \$197-\$250 per night gross (Combined \$414-\$630 per night gross). Rate can vary based on season. (Data on prices per night from the Central Plaza Website) Year built: 2009 Development Zoning: City Centre (2060) Contact Claudio now to schedule your private inspection. Photos have been digitally cleared and digital furniture applied for owner privacy. 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.