

**8/60 Charles Street, Parramatta Park, Qld 4870**



**Townhouse For Sale**

Monday, 1 July 2024

8/60 Charles Street, Parramatta Park, Qld 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 116 m2**

**Type: Townhouse**



Ashley Boxsell

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## Offers over \$359,000

Welcome to 'Windsor Gardens', this spacious townhouse is positioned at the rear of this neat and tidy complex of only eleven. Designed over two levels this spacious property features open plan living spaces, light and airy neutral tones with an enviable low maintenance lifestyle. It is the lifestyle this location offers that truly sets this property apart. Positioned minutes from the Cairns CBD and Cairns Esplanade, you can enjoy easy access to all local amenities. Indulge in all that the Cairns tropical lifestyle has to offer by exploring local restaurants and cafes or taking in the weekend with a walk along the Esplanade. Everything you need is at your doorstep. Families will also find great value in the close proximity to highly regarded schools and convenient transport.

**Downstairs Features Include:**

- Modern kitchen: A full size kitchen with contemporary appliances and a convenient breakfast bar
- Fully tiled living/dining areas with split air conditioning
- Separate internal laundry with extra toilet
- Single lock-up garage with automatic roller door - keep your vehicle safe or use for extra storage!
- Fenced rear, private courtyard with security screens – enjoy your privacy
- Plenty of storage space under the stairs

**Upstairs Features Include:**

- Spacious Main Bedroom: Built in wardrobe, study nook, split air conditioning and small balcony – enjoy a morning coffee or watch the sunset
- Second bedroom: Built in wardrobe and air conditioning
- Dual bathroom: Easily access the bathroom from both bedrooms, shower over bath, basin and toilet
- Linen cupboard: Plenty of storage

**Complex Features Include:**

- Well maintained environment of only eleven (11) townhouses
- Inground swimming pool – stay cool all year round!
- Guest/additional parking at front of the complex

**Additional Information:**

- Rental appraisal \$450 per week
- Council Rates approx. \$2,900 per year
- Body Corporate Fees approx. \$5,760 per year (including insurance)
- Vacant – No waiting for lengthy tenancy agreements to end! – move straight in!

**Convenience is Key:**

- Seven minute drive to the Cairns International Airport
- Five minute drive to the Cairns CBD and Esplanade
- Twenty minute drive to the Cairns Northern Beaches

To arrange an inspection, contact Ashley Boxsell 0435 449 469 – don't miss out on this exceptional opportunity, act fast and make this property yours! Call today!

**NB:** Virtual furniture has been used in the photographs for advertising purposes only. Please be aware that the photographs do not represent the exact presentation and are for representational purposes only.

**\*\*Disclaimer:** The information provided in this property listing, including measurements and property descriptions, is believed to be accurate and reliable. However, it is subject to errors, omission and changes without notice. Prospective buyers are advised to verify all details independently, including measurements, zoning regulations, property features and any other relevant information. The listing agents and seller shall not be held responsible for any inaccuracies and all parties