

11/275-277 Esp, Cairns North, QLD 4870

Sold - 20/06/2022

Apartment 3  2  2 



### 3-bedroom Cairns Esplanade Apartment

Spacious three bedroom, freshly refurbished & fully furnished apartment positioned on the first floor of the highly sought-after North Cove Waterfront complex on the Cairns Esplanade. Ideal for those buyers seeking a secure, comfortable lifestyle with options to holiday let with on-site management, permanent rental or live-in yourself. Providing direct access to Cairns CBD, Lagoon, restaurants, shops, and cafes. Features include:

**Open for Inspection**

By Appointment.

- Spacious, open plan layout with integrated balcony for al fresco living
- Modern kitchen finished with stainless steel appliances, stone bench tops, ample storage options and bench top space
- Master suite has walk through robe, ensuite and has its own balcony access
- 2 additional good-sized bedroom, both with built in wardrobes
- Tiled flooring, security screens & split system air-conditioning throughout
- Internal laundry
- 2 underground, secure parking bays and a storage cage
- Lift access & wheelchair access to pool and BBQ facilities
- Pet friendly building (STBCA)
- Located in the Cairns State High School and Edge Hill Primary School catchment zones
- You are able to occupy this apartment as your home or hold as a long-term residential rental or holiday let through the onsite management
- Freshly painted throughout, new floor coverings in bedrooms, new window coverings
- Property is currently vacant for the purpose of the sale, but previous income statements & are current rental appraisal information is available

BODY CORP: Approx. \$6500.00 per annum with a healthy sinking fund over \$126k

COUNCIL RATES: Approx. \$2600.00 per annum

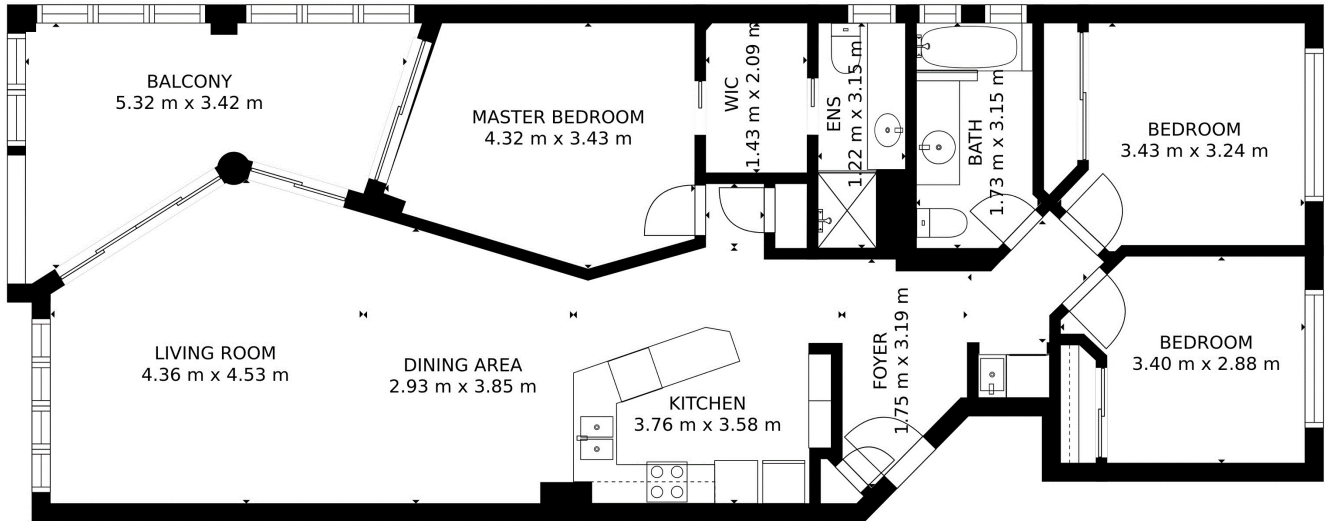
This well-maintained complex is complete with tropical landscaped grounds, large resort style pool, spa and BBQ areas which allows for you to enjoy an outdoor tropical lifestyle right on the waterfront of Cairns - and is all within close proximity to the Domestic and International Airports and Private and Public Hospitals. Call me today to arrange inspection today.

#### Listed By

Aimee Ingram



Floorplan



**FLOORPLAN**

Plan is not to scale and is indicative of layout. It is for illustrative purposes only. All room sizes and dimensions shown on this plan, including, but not limited to, doors, windows, cabinets are approximate. Property Shots Australia gives no guarantee to the accuracy of the document.

11/275 The Esplanade, Cairns North