

**174 Grafton St, Cairns City, QLD, 4870**

**RayWhite**

**Unit For Sale**

Sunday, 10 November 2024

174 Grafton St, Cairns City, QLD, 4870

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

## **Sophisticated, Two-bedroom, Inner City Apartment within the Impressive 'Parkview on Grafton'**

Positioned within the heart of Cairns City, 'The Ray Murphy Team' proudly welcomes to the market this exquisite two-bedroom, two-bathroom apartment that offers the epitome of modern luxury living, combining sleek design with the utmost comfort and convenience.

Positioned on the second level, within the prestigious and secure complex of 'Park View on Grafton', this immaculate and well-maintained apartment boasts an open plan layout, filled with an abundance of natural light, creating an inviting ambiance for relaxation or entertaining guests.

Presenting a sensational opportunity for the astute investor, professionals or retirees looking to secure an inner-city apartment. With no letting restrictions you have the option to Airbnb or permanently lease the property, offering the potential to generate fantastic returns for the new owner.

### **PROPERTY PROFILE:**

- Master suite complete with spacious ensuite and walk in robe
- Guest bedroom with built in robe and Juliette balcony
- Impressive, award winning kitchen, with dishwasher, plumbed fridge cavity, and ample storage
- Open plan living and dining with split system air conditioning
- Main bathroom with shower, toilet and combined laundry
- Generous sized deck overlooking Munro Martin Parklands, perfect for year-round entertaining
- Second floor position with lift access
- Secure under cover car parking with remote control access plus lock up storage locker. Bonus option to rent another space for a second car.

### **THE FIGURES:**

- Body Corporate Fees: \$8,261.89 approx. p/a
- Council Rates: \$2,800 approx. p/a
- Rental Appraisal: \$670.00 to \$700.00 per week
- Potential for great returns with Airbnb

Residents of the 'Parkview on Grafton' complex also enjoy access to an array of amenities including, a resident's lounge, sparkling inground lap pool and gymnasium. With secure undercover car parking and fob access throughout the building, every aspect of your lifestyle is catered to with the utmost convenience and sophistication.

Ideally located in the heart of Cairns City, this apartment offers unrivalled convenience with a wealth of dining, shopping, and entertainment options right at your doorstep. Whether you're strolling along the Cairns Esplanade or exploring the vibrant nightlife, the best of Cairns is just moments away. Both domestic and international airports are easily accessible, each within a less than 10 minutes drive. Additionally, the Cairns Base Hospital and Private Hospital are within easy walking distance.

To arrange an inspection, contact 'The Ray Murphy Team' today. A video walkthrough link is available upon request.

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