

**3/271 Esplanade, Cairns North, QLD, 4870**



**Unit For Sale**

Wednesday, 20 November 2024

3/271 Esplanade, Cairns North, QLD, 4870

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Tim Lyon

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## ESPLANADE LOCATION WITH A WRAP AROUND GARDEN COURTYARD

Welcome to an address where the lifestyle you dream about is all but assured. Welcome to convenient ground floor living, complimented with a spacious wrap around garden courtyard. Welcome to apartment 3, Glenrowan.

**\*\*Please note, to protect the privacy of the current tenant, photos displayed have been digitally staged. All inspections are strictly by appointment\*\***

### The Facts -

- True ground floor location, making easy access a certainty
- Prestigious "Esplanade" address
- Corner positioning that captures cool ocean breezes and natural light
- Large, fully fenced, wrap around courtyard, surrounded by gardens
- Generous galley kitchen with direct courtyard access
- Partially renovated interior with the hard parts already done
- Large bedrooms with built in robes
- Airconditioned throughout
- Combined bathroom and laundry with separate toilet
- Solid, red brick construction to stand the test of time
- Covered poolside patio
- Gated complex, covered parking, inground pool

### The Figures

Built - 1994

Number in complex - 9

Body Corp - \$8,125 per year

Council rates approx - \$3000 p/a

Imagine a lifestyle where you can walk out your front door and start your day with a morning stroll along the esplanade or the opportunity to enjoy a fresh coffee while you watch the sun rise over the Coral Sea from the comfort of your balcony. Your new home allowing you to walk into the CBD as you please and create a life that you'd never want a holiday from. You see amazing real estate, just like an amazing lifestyle, it's all about location, location, location. The ground floor positioning, the private garden courtyard and the incredible property itself? They are all the cherries on the top of the exceptional real estate recipe.

For all inquiries or to arrange an inspection, contact Tim Lyon on 0400 355 706

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