

**39/2 Fairweather Road, Redlynch, QLD, 4870**



**Unit For Sale**

Sunday, 3 November 2024

39/2 Fairweather Road, Redlynch, QLD, 4870

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

## Vacant Top Floor Unit - Move Straight In!

This spacious two-bedroom, two-bathroom, top-floor apartment is situated in the immaculately maintained, gated Redlynch Grove Apartment complex. Offering you unparalleled privacy and a generous 126m<sup>2</sup> of living space.

### Key Features Include:

Freshly painted interior with brand new carpets in both bedrooms

Secure Access: Enjoy peace of mind with gated vehicle entry and locked door access to the building.

Modern Kitchen: A full-size kitchen with contemporary appliances and a convenient servery to the balcony.

Open Plan Living Area: A spacious open-plan living/dining room with split air conditioning and a glass sliding door to the balcony.

Main Bedroom: Features a built in wardrobe and split air conditioning + ensuite bathroom and direct sliding door access to the balcony.

Large Second Bedroom: Includes a walk-in wardrobe, sliding glass door to the balcony, and split air conditioning.

Private Main Bathroom: Conveniently located adjacent to the second bedroom for privacy

Balcony: A large covered space - ideal for relaxing or entertaining.

Secure Parking: A lock-up garage for your vehicle or storage, plus guest parking.

Pet-Friendly: Pets are welcome within the Body Corporate By-Laws.

Vacant: This property is vacant - earlier settlement available!

### Additional Information:

Body Corporate Fees: Approximately \$7,653 per year.

Rates: Approximately \$3,100 per year.

Building Age: Approx. 2007

The complex is meticulously maintained by on-site managers, featuring tropical gardens, two resort-style pools, and BBQ gazebos—so you can forget about yard work!

### Perfect Location:

Convenience: Just a 2-minute walk to local shops, public transport, and a hotel.

Proximity to Schools: A quick 5-minute drive to local schools.

Easy Commute: Only a 15-minute drive to the Cairns CBD, International Airport, and the Northern Beaches.

This rare, large apartment is a true gem, and opportunities like this don't come often—act fast to make it yours!

### Contact Us:

To arrange an inspection, contact Ash Boxsell on 0435 449 469—don't miss out on this exceptional opportunity—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, omissions, 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.