

808/12 Gregory Street, Westcourt, QLD, 4870



Unit For Sale

Saturday, 11 January 2025

808/12 Gregory Street, Westcourt, QLD, 4870

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 148 m2

Type: Unit



Tim Lyon

0740313138

LIFESTYLE BEYOND COMPARE

We welcome bidders who require finance to purchase.

Welcome to a property that stands proudly unique in Cairns most sought after complex. Welcome, for the first time to the market, an incomparable lifestyle opportunity found in it's expansive outdoor balcony. Welcome to absolute paradise in apartment 808, Cairns One.

Features

- The largest balcony available for a 2 bedroom apartment in the complex
- Absolute poolside location, while still maintaining privacy
- Freshly painted interior, brand new carpets
- New, flat screen TV, dishwasher and washing machine
- Spacious, open plan kitchen and living room
- Large modern kitchen with stone benchtops and heaps of storage
- Additional dining room and office nook
- Separate internal laundry plus additional storage room
- Split system air-conditioning throughout
- Secure underground parking with lift access and storage cage
- 9 tropical pools, tennis court, cafe, gym and onsite security
- Secure, fully gated complex
- Located just 4 minutes to the CBD

The Figures

- Built circa 2006
- 148m² on title
- Body Corp \$9613 per annum
- Council rates \$3000 approx per annum
- Rental appraisal \$650 per week (furnished)

Great homes, are all about location, uniqueness, functionality and space. Apartment 808 is one of those rare properties that delivers on all fronts and then some. Stepping inside the it's easy to see why Cairns One, is one the most highly sought and well regarded developments in not just Cairns, but all of North Queensland. A spacious and considered floor plan, designed with supreme liveability in mind, this envy inducing apartment is complimented by an exceptional position by the tropical resort style pools. Its crowning feature however is the balcony, nearly the double in size compared to the standard and 1 of only 2 in the entire complex of this calibre. It's a space that not only offers itself to ultimate liveability and enjoyment but is an incredible addition to the properties entire value proposition.

- Auction onsite, 15th of February at 10am unless sold prior.

- We welcome buyers and bidders who require finance in order to purchase. Please contact the Agent for more information.

- The vendor reserves the right to accept offers prior to Auction day

- This property is being sold by auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

For all inquiries, contact Tim Lyon on 0400 355 706