

Cairns City, 36/17A Upward Street

Prime City Location | Excellent Investment with Up to 9% Returns

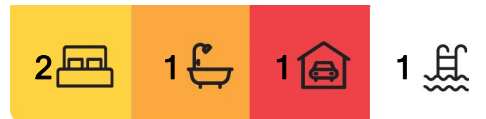
Situated in the well-maintained City Sider Apartments, this desirable 2-bedroom apartment has been modernised throughout with quality upgrades and is positioned on the first floor at the rear of the block, set well off the street. With up to 9% in income returns – this property is the perfect addition to your investment portfolio.

Apartment # 36 offers ultra convenience for its guests/occupants - located within walking distance of the CBD and Esplanade Precinct including The Lagoon, CPAC & Munro Martin Parklands, Cairns Central Shopping Centre, Cairns State High School, Public & Private Hospitals and an endless array of other amenities. While this property is an ideal investment, it can be used as a long-term rental or owned & occupied. It offers a comfortable lifestyle with all the conveniences at your fingertips. Features include:

- Located on the first floor



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Under Contract

View
ljhooker.com.au/3WGMFMB

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LJ Hooker Cairns Edge Hill
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- Open plan living/dining area opens out onto balcony with green and leafy aspect
- Modernised kitchen complete with electric cooking and stainless steel appliances
- Two good size bedrooms both with built in wardrobes, main with own access to balcony
- Modernised bathroom combined with laundry
- Tiled flooring, split system air conditioning & security screens throughout
- Apartment comes fully furnished including appliances; fridge, washing machine etc (inventory available)
- Secure gated complex with allocated car space in underground carpark
- Resort style pool and covered BBQ/entertainment area.
- Amazing onsite management, currently in holiday pool, can also be leased long term or owner occupied
- Located in the Cairns State High School catchment zone
- Solid sinking fund balance of Approx. \$157,000.00
- Management fees include electricity

BODY CORP: Approx. \$7500.00 per annum

COUNCIL RATES: Approx. \$2900.00 per annum

More About this Property

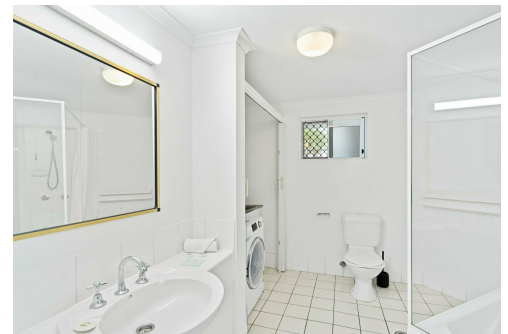
Property ID	3WGMFMB
Property Type	Apartment
Land Area	78 m ²
Including	Pool

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Sales Consultant | a.ingram@ljheh.com.au

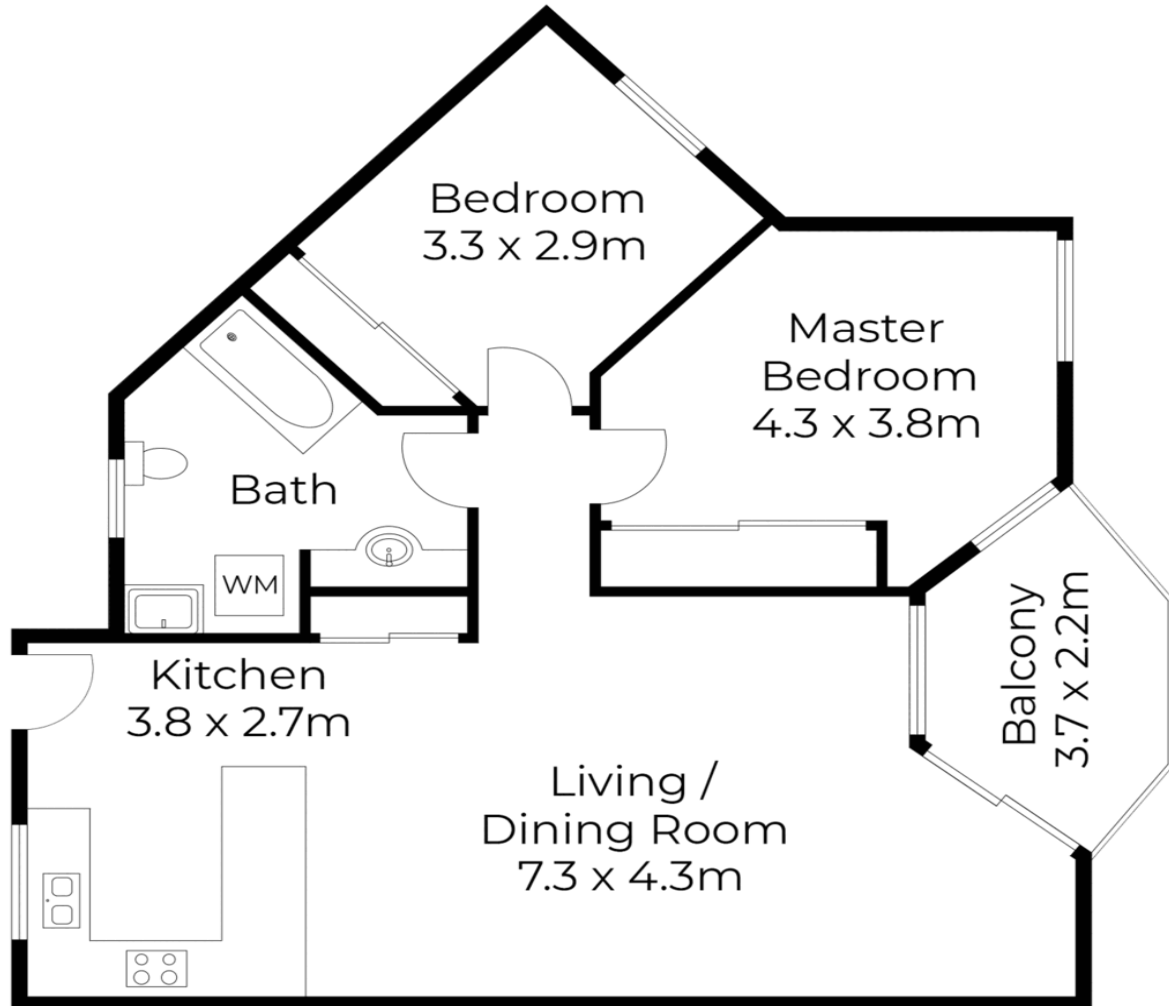
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FLOOR PLAN

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.

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