



504/1 Marlin Parade, Cairns City

## Elevated Inner-City Living &mdash; City, Mountain & Trinity Inlet Views

Perched on the fifth floor, this beautifully positioned one-bedroom apartment delivers a sweeping outlook across the Cairns CBD skyline, the rainforest-clad mountains, and the glassy waters of Trinity Inlet &mdash; a view that changes with every hour of the day and is hard to put a price on.

Currently tenanted until March 2027 at \$620 per week, this is a turn-key investment opportunity offering immediate rental return and a secure, low-maintenance addition to any portfolio.

Inside, the layout is clean and low-maintenance, designed for easy living &mdash; and with a quality tenant already in place, an investor can step straight into this one with confidence and zero downtime.

Step onto the balcony and take in the inlet by day or the city lights and mountain silhouette by night &mdash; this is the kind of outlook that draws people to Marlin Parade in the first place. And residents enjoy resort-style facilities to unwind, from a workout in the gym to a relaxing session in the sauna.

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### FOR SALE

Offers Over \$619,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Cairns Edge Hill  
(07) 4053 9999

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.

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Property features:

- Lift access for easy, secure entry
- Internal Laundry
- Full use of resort facilities, including gym and sauna
- Walking distance to the Cairns Esplanade, CBD dining and the Cairns waterfront

For a private inspection or full investment details, contact Nick Moller at LJ Hooker Cairns Edge Hill.

Disclaimer: Images have been digitally enhanced for illustrative purposes.

**MORE DETAILS**

Property ID	3YQQFMB
Property Type	Unit
Land Area	75 m2
Including	Air Conditioning Ducted Cooling

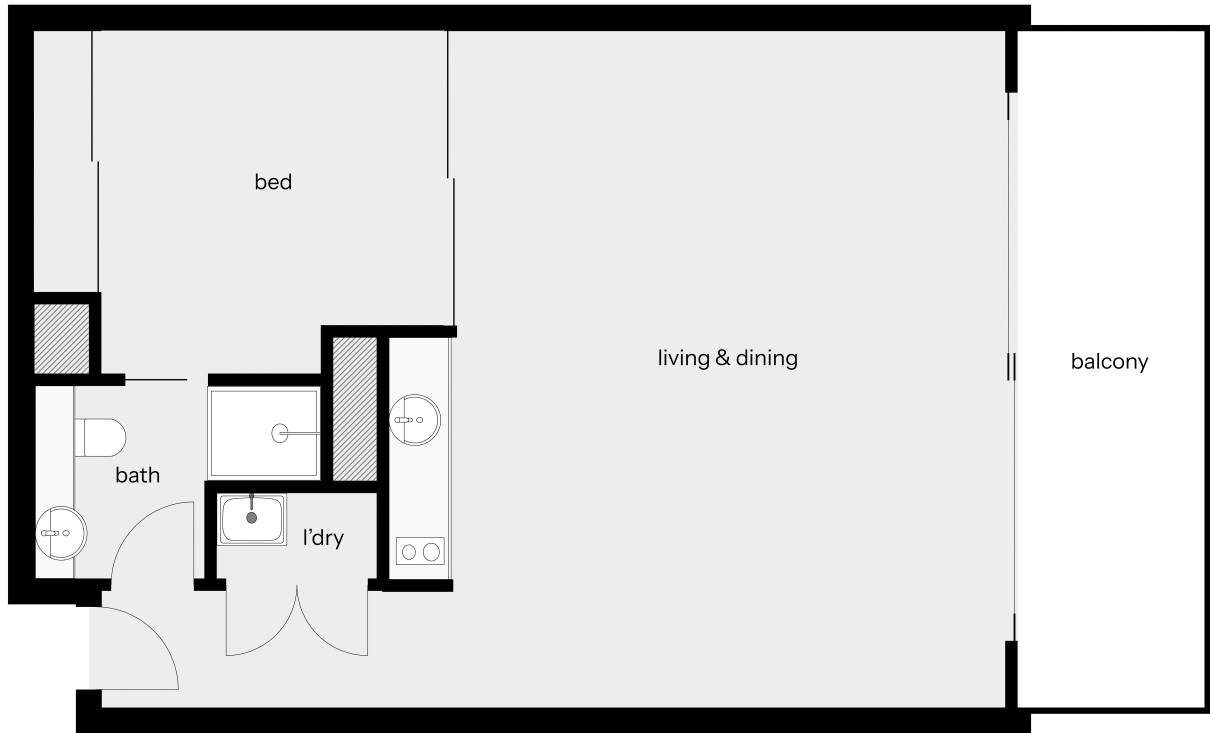
**Nick Moller 0423 782 673**

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Whilst LJ Hooker Edge Hill has made every effort to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only.