



## Cairns North, 10/236-248 Grafton Street

Idyllic City Living with Convenience at your Doorstep

Proudly presenting to market an opportunity to secure this immaculate 2-bedroom, 2-bathroom apartment in the heart of the Cairns CBD - Royal Pavilions is a highly sought after and well-maintained complex of just 28 apartments. Positioned on the top floor, apartment #10 provides its residents modern, functional, and convenient living. Suitable for a myriad of buyer types offering an ultra-desirable lifestyle in a premium location.

Conveniently located and only a short stroll to the Cairns Esplanade, Private and Public High Schools, award winning Restaurants and Cafes, the Cairns Hospital, and most other desired amenities.

Features include:

- Located on the top floor facing west
- Comfortable combined living and dining, gloss tiles



**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**  
Please Call

**View**  
[ljhooker.com.au/3XBTFMB](http://ljhooker.com.au/3XBTFMB)

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**LJ Hooker Cairns Edge Hill**  
**(07) 4053 9999**

- Spacious balcony complete with plantation shutters
- Central kitchen with granite benches, stainless steel appliances, breakfast bar
- Master bedroom with sizable walk-in wardrobe plus its own ensuite
- Split system air-conditioning, security screens throughout, internal laundry
- Secure complex provides remote-access parking and coded gate entry
- Beautiful resort style pool, BBQ area, tropical landscaped gardens
- Located in Cairns State High School catchment zone
- Currently rented at \$590 per week until 01/07/25, then will fall onto on a periodic lease, that has an agreed rent increase on 01/01/26 to \$620 per week (current rental appraisal available on request)

BODY CORP: Approx. \$7,100.00 per annum (10% discount for prompt payment on \$7,800.00 per annum)

COUNCIL RATES: Approx. \$3000.00 per annum

## More About this Property

<b>Property ID</b>	3XBTFMB
<b>Property Type</b>	Apartment
<b>Land Area</b>	101 m2
<b>Including</b>	Air Conditioning Pool Balcony Dishwasher Built-in-Robes Secure Parking

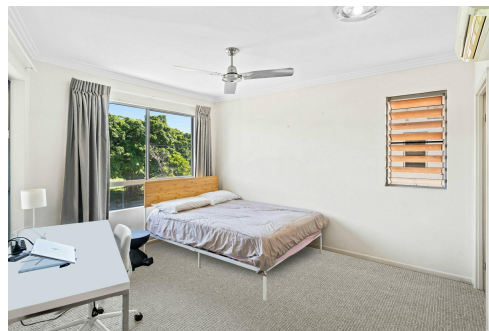
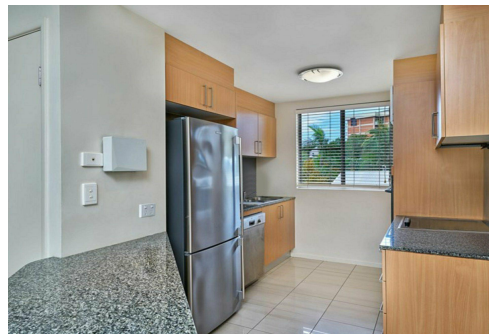
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81 - 83 Woodward Street, EDGE HILL QLD 4870

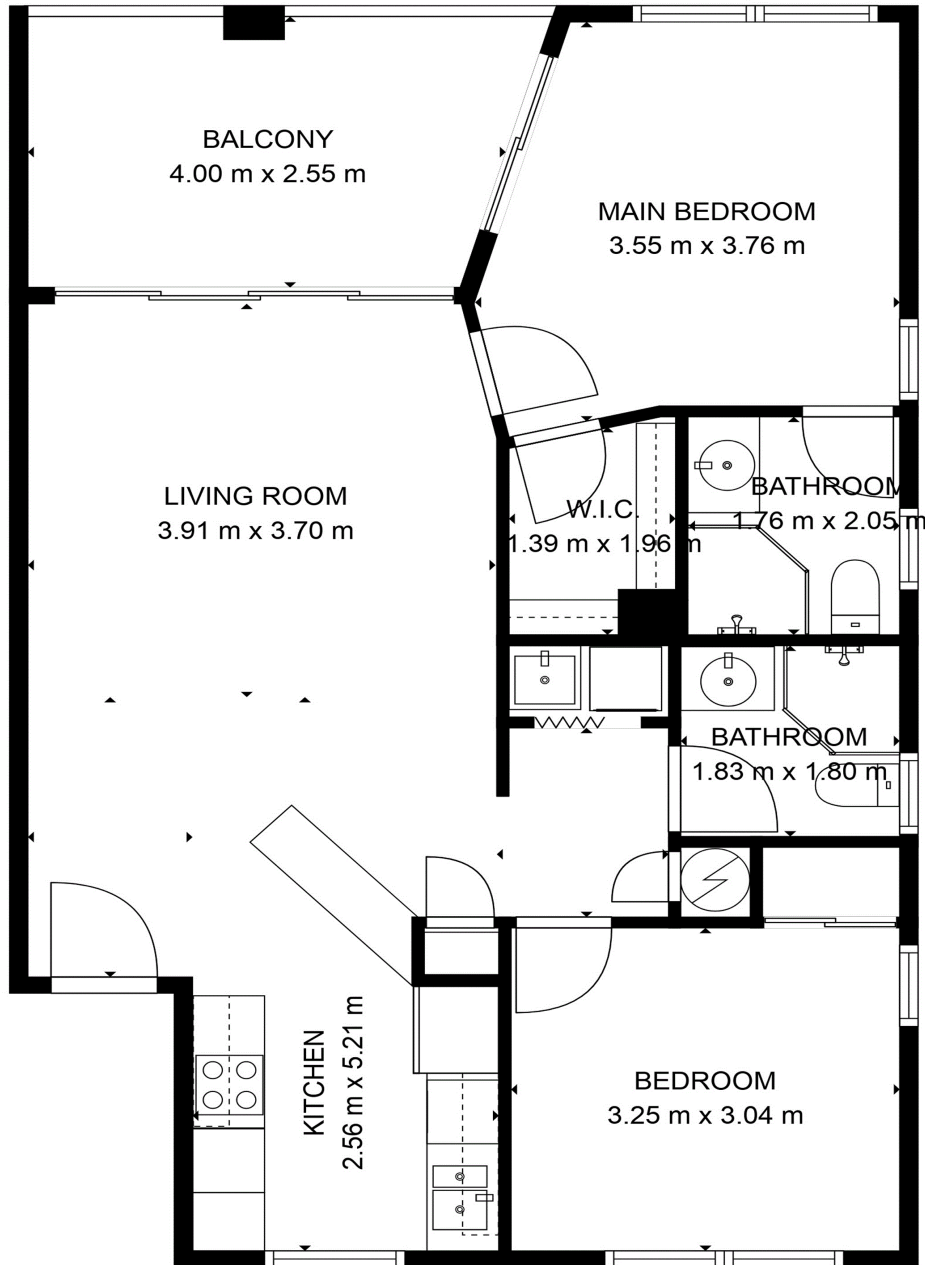
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## FLOOR PLAN

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.

10/16 Gatton Street, Cairns North