



3/222 Grafton Street, Cairns North

Affordable Inner-City Lifestyle

Located within easy walking distance of the Cairns CBD and just two streets back from the vibrant Esplanade precinct, this spacious first floor, one bedroom apartment is ideal for an owner occupier or astute investor.

Located in a small complex of just 8 apartments 'Grafton Grove' enables its occupants to enjoy a low maintenance, lock up and go lifestyle, close to everything. Features include:

- Situated well off the street and at the end of the block, the position provides ample natural light and breezes to enter all year round
- Unit has its own private entrance enhancing sense of privacy
- Huge floor size for a one bedroom at 83m2
- Open plan living and dining runs direct onto large balcony space
- Cute & compact kitchen
- Bedroom has built in wardrobe, air conditioning, and access to balcony
- Tiled flooring & security screens throughout
- Internal laundry
- The complex provides onsite car accommodation plus resort style swimming pool. Complex has recently undergone major improvements including full external repaint and resurfacing of the pool
- The unit is currently vacant for the purpose of the sale, rental

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.

1 1 0

FOR SALE

Please Call

AGENTS

Aimee Ingram
0457 750 513
a.ingram@ljheh.com.au

AGENCY

LJ Hooker Cairns Edge Hill
(07) 4053 9999



appraisal is approx. \$480 - \$500 per week

BODY CORP: Approx. \$5800.00 per annum

COUNCIL RATES: Approx. \$3200.00 per annum

The complex is just moments from most major amenities including the Public & Private Hospitals Esplanade precinct, Cairns Central Shopping Centre and the International & Domestic airport.

"These images have been digitally enhanced for illustrative purposes"

MORE DETAILS

Property ID	3YPTFMB
Property Type	Apartment
Land Area	83 m2
Including	Air Conditioning
	Pool
	Balcony
	Built-in-Robes

Aimee Ingram 0457 750 513

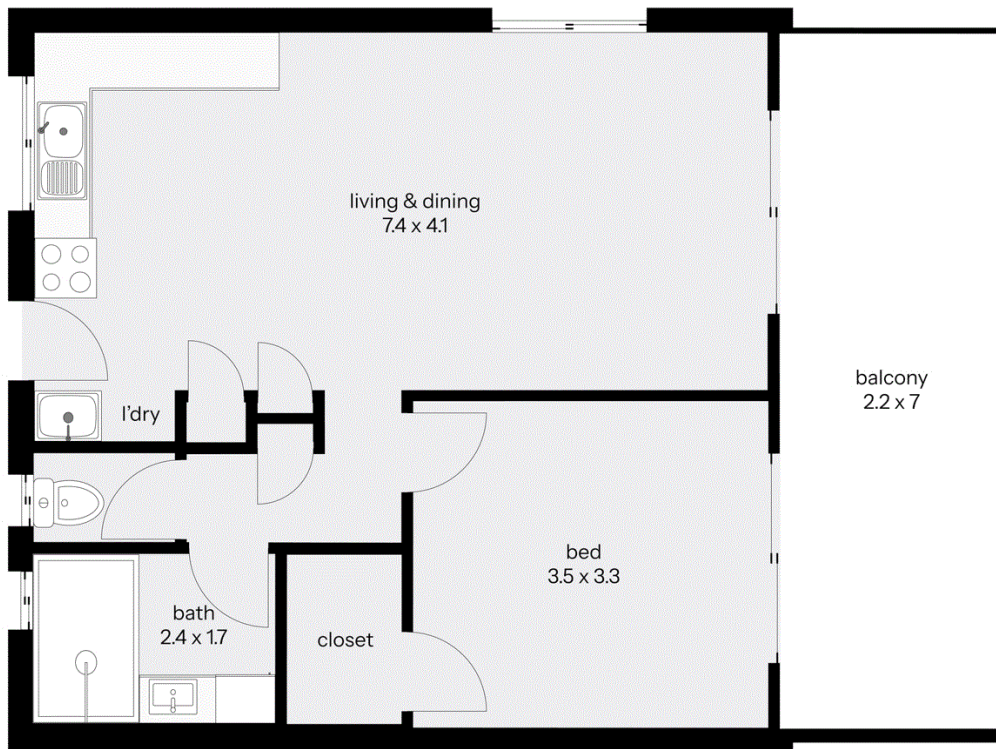
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Whilst LJ Hooker Edge Hill has made every effort to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only.