







316/331-335 Lake Street, Cairns North

Lifestyle Living on the Cairns Esplanade

Positioned just moments from the Cairns Esplanade, capture refreshing ocean breezes and unwind with mountain views from this spacious third-floor apartment in the highly sought-after "Edge Apartments' complex. Enjoy relaxed tropical living, with a generous, shuttered balcony creating the perfect setting for morning coffee, alfresco dining or simply watching the day wind down.

Spacious, stylish and low maintenance, this apartment offers a secure and comfortable lifestyle just moments from the Cairns Esplanade all within easy reach of the CBD. Move in and enjoy, rent permanently or explore holiday letting through on-site management.

Features include:

- 133m2 Apartment inclusive of generous 26 m² balcony with shutters and mountain views—ideal for entertaining, relaxing or extending your living space outdoors
- Well-appointed kitchen with stainless steel appliances, a breakfast bar, ample storage and generous bench space
- Two bedrooms with built-in wardrobes; the main bedroom features an ensuite and direct balcony access
- Split-system air conditioning throughout, an internal laundry and

2 2 1

FOR SALE
Offers Over $529,000

VIEW
By Appointment

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

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.

tiled living areas
- Secure fob-access entry, dual lifts, allocated underground parking and a storage cage
- Two resort-style swimming pools, covered pavilions and a BBQ area
- Located within the Edge Hill State School and Cairns State High School catchment zones
- Currently vacant for the purpose of the sale. Current rental appraisal $650 - $680 per week

BODY CORP: Approx. $10,070.00 Per annum
COUNCIL RATES: Approx. $3,500.00 Per annum

Positioned within walking distance to Cairns CBD and its amenities which include schools, transport, the Cairns Esplanade and its amazing hub of cafes, restaurants & shops.
Quick access to The Cairns Hospitals only a moments' drive The International and Domestic Airports.

- These images have been digitally enhanced for illustrative purposes











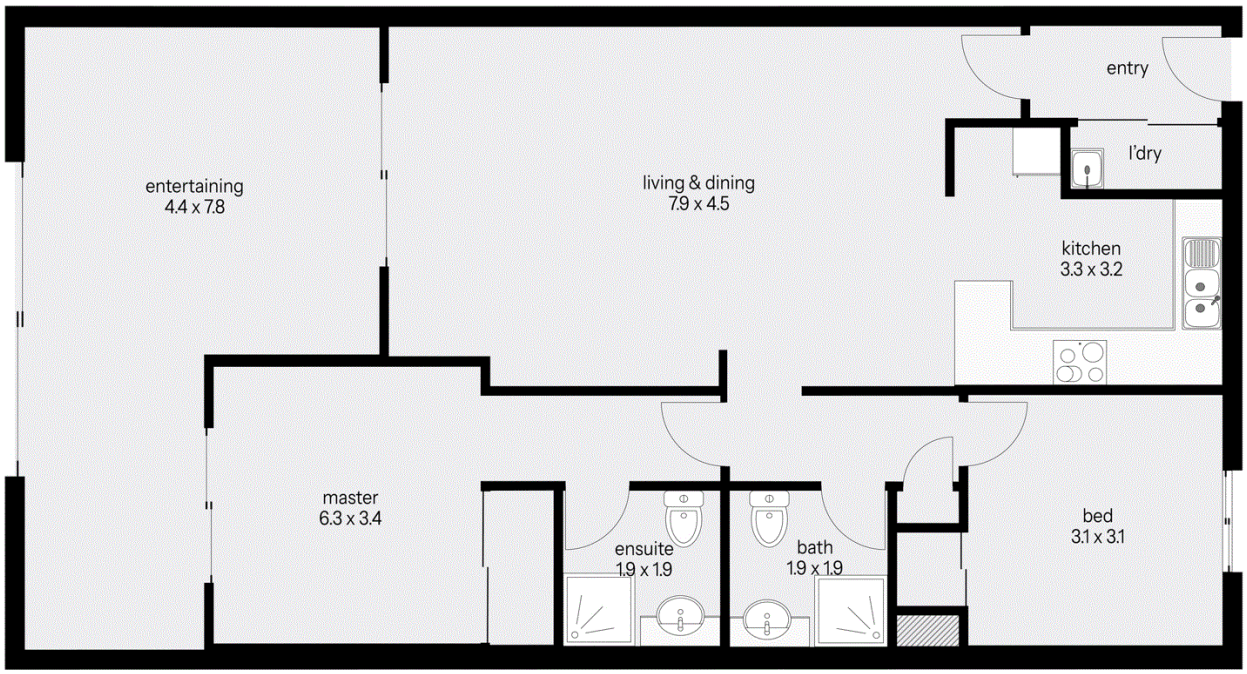
MORE DETAILS

Property ID	3Z5MFMB
Property Type	Apartment
Land Area	133 m2
Including	Air Conditioning
	Pool
	Balcony
	Dishwasher
	Built-in-Robes
	Secure Parking

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

LJ Hooker Cairns Edge Hill (07) 4053 9999
81 - 83 Woodward Street, EDGE HILL QLD 4870
cairnsedgehill.ljhooker.com.au | cairnsedgehill@ljheh.com.au

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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.

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