



Apartment 8/97-99 Martyn Street, Parramatta Park

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## House-Like Living in an Apartment /u8212? Direct Courtyard Entry

Step into effortless tropical living with this stylish and spacious apartment, where contemporary comfort, generous proportions and outstanding convenience come together just minutes from the Cairns CBD.

Direct courtyard entry and positioned on the end of the building ensuring natural light from three sides, makes this apartment a must-see!

Positioned within the beautifully landscaped Terraces on Gatton complex, 8/97-99 Martyn Street offers an enviable lock up and leave lifestyle with all the ingredients for relaxed Cairns living. Whether you're entering the property market, looking to downsize without compromising on space or seeking a smart investment, this impressive apartment deserves your attention.

Light filled open plan living and dining area, where tiled floors and split system air conditioning create a cool and comfortable retreat. Anchoring the space is a well-appointed kitchen complete with

**FOR SALE**  
Please Call

### AGENTS

Nadine Edwards  
0423 602 606  
nedwards@ljheh.com.au

### AGENCY

LJ Hooker Cairns Edge Hill  
(07) 4053 9999

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stainless steel appliances, excellent storage and a generous island bench, perfect for casual meals, entertaining or simply enjoying your morning coffee.

Extending the living space outdoors, glass sliding doors open onto a full width private covered balcony and courtyard. Generous enough for outdoor dining and entertaining, it's an inviting spot to unwind, host friends or embrace the relaxed tropical lifestyle.

Accommodation comprises two well proportioned bedrooms, including an air conditioned master bedroom with its own ensuite. A second bathroom adds further convenience, whilst security screens throughout provide added peace of mind.

Completing the apartment is a dedicated undercover car space and separate storage space, delivering the practical extras that make everyday living that little bit easier.

Beyond your front door, Terraces on Gatton offers a resort inspired setting surrounded by lush tropical landscaping. Residents can cool off in the large swimming pool, entertain beneath the covered pavilion or enjoy the dedicated terrace and BBQ area. The secure 30 unit complex is also pet friendly, subject to Body Corporate approval.

Adding to the appeal is a highly convenient position within easy reach of Cairns Hospital, Cairns Central Shopping Centre, the railway station and the CBD, with Cairns State High School and Trinity Bay State High School also conveniently accessible.

Stylish, secure and superbly positioned, this is easy care city fringe living with a distinctly tropical Cairns edge. Call today to arrange your inspection!

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | 3YZMFMB              |
| Property Type | Apartment            |
| Land Area     | 123 m2               |
| Including     | Ensuite              |
|               | Air Conditioning     |
|               | Pool                 |
|               | Courtyard            |
|               | Balcony              |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Secure Parking       |
|               | Fully Fenced         |

**Nadine Edwards 0423 602 606**  
Director | [nedwards@ljheh.com.au](mailto:nedwards@ljheh.com.au)

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



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PARRAMATTA PARK



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