

Parramatta Park, 2/423-427 Draper Street

Ground Level City-Fringe Convenience

Welcome to Unit 2 at Breezes by Benchmark—a stylish and modern unit nestled in Cairns' city fringe. This thoughtfully designed unit offers a combination of convenience and comfort making it perfect for first-time buyers, downsizers, or astute investors seeking to bolster their portfolio.

This unit boasts an open plan tiled living and dining area that flows seamlessly onto a private patio providing generous space for relaxation and entertaining. Both bedrooms have built-in wardrobes, air conditioning and are carpeted, with the master bedroom featuring an ensuite.

The recently renovated kitchen highlights sleek cabinetry, with plenty of counter space, storage, modern finishes and a 90cm oven for cooking enthusiasts.

Located in a well-maintained, securely gated complex of 18, complete with allocated parking. Parramatta Park offers a fantastic city lifestyle with easy access to public transport



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/3WJJFMB

Contact
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LJ Hooker Cairns Edge Hill
(07) 4053 9999

making it even easier to explore all Cairns has to offer.

This property represents an excellent investment opportunity with potential for a steady rental income and future growth in Parramatta Park.

Key Features -

- Thoughtfully renovated kitchen with plenty of bench space and storage
- Ground level with private courtyard
- 2 carpeted bedrooms with aircon, built-in robes and black-out blinds.
- 2 Bathrooms & Ensuite to Master
- Split system Air-conditioners throughout
- Internal laundry
- Internal linen closet
- Secure underground parking with remote entry
- 2m2 storage on ground floor.

Close to -

- Cairns Hospital 1.1km (approx.)
- Cairns Esplanade 1.3km (approx.)
- Cafes (BK Cafes (400m), & The Quack (900m)
- Nature, Lily Creek Cycling Circuit (500m)
- Convenience stores and restaurants (700m)
- Cairns Botanic Gardens 2km (approx.)
- Cairns State High 1km (approx.)
- Cairns Central Shopping Centre Approx 1.3km (approx.)
- Cairns Domestic and International Airports 5.2km (approx.)

Key Figures -

- Built 2006
- Body Corporate \$5,000 approx. per annum
- Council rates \$3,100 approx. per annum

Contact Nick Moller today to inspect!



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More About this Property

Property ID	3WJJFMB
Property Type	Unit
Including	Ensuite Air Conditioning Toilets (2) Pool Courtyard Deck Outdoor Entertaining Built-in-Robes Fully Fenced Water Tank

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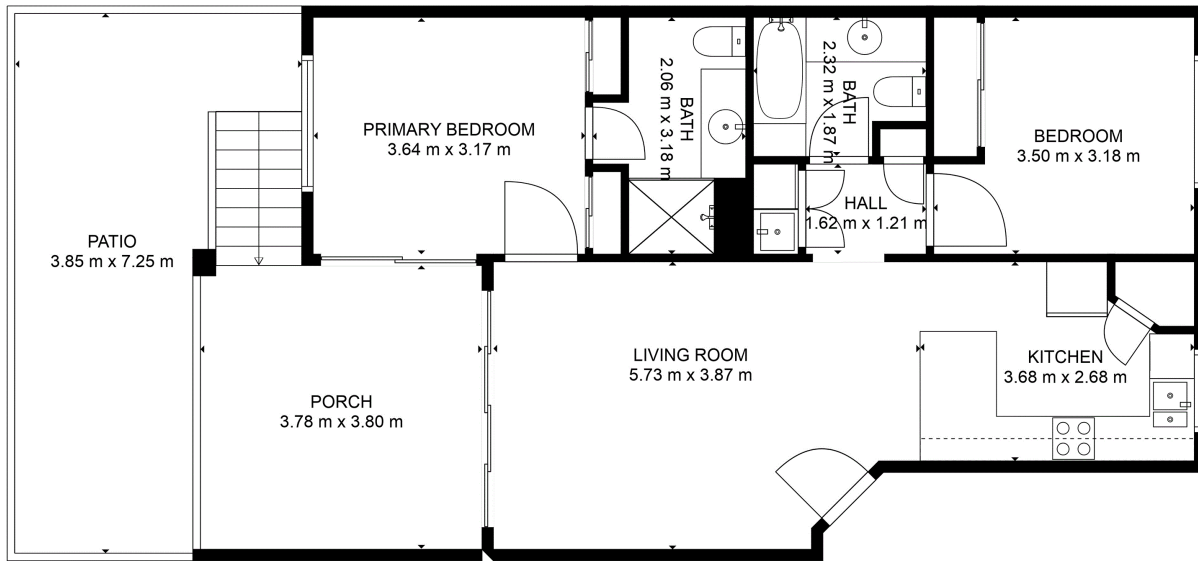
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Please note the site plan and floor plans are for marketing purposes and are to be used as a guide only.
Measurements are approximate and should not be relied on.