



### 238 Draper Street, Parramatta Park

#### Outstanding CBD Investment Opportunity.

Wow, what a prime investment opportunity for the astute investor.

Located approximately ...

- 320 meters from Cairns major shopping centre
- 1200 meters to the beautiful Cairns Esplanade
- 1600 meters to the public and private hospitals
- 5600 meters to both the domestic and International airports

This property also has the added bonus of a 2 Street access, a corner, high exposure location, as well as a great long term commercial tenant already in place down stairs. As well as residential 3 Bedroom, 1 Bathroom, Kitchen and lounge room upstairs and 3 bedrooms, 1 bathroom downstairs that can easily be leased out separately. The opportunities are certainly endless.

Rates: Approx \$3265 pa

Upstairs Rental: Approx \$350 p/w

Downstairs Commercial Rental: \$39,161.76 pa til Feb 2018

 405 sqm

**\$750,000 Neg**

ID# 41117110084



**Grant Stone**  
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