



**169 Grafton Street, Cairns City**

**THIS EXCEPTIONAL PROPERTY IS LESS THAN 500M TO CAIRNS ESPLANADE**

This substantial building in a highly sought after location would make a worthwhile addition to your property portfolio . Offering the astute buyer a rare opportunity to buy and hold an income producing property with great future potential. This sizeable block and tile building is on a prime site located within the city fringe and is less than 500m from Cairns Esplanade. All units are currently rented out on permanent tenancies and are returning \$2,115 per week. Within easy access of Cairns high school, Cairns medical precinct and the tourist accommodation strip the property is ideally positioned to appeal to a multitude of income streams. The well-proportioned building to land ratio enables ease of access with 10 car parking spaces, refuse area and Gardens. Both the 1 & 2 bedroom units are spacious with plenty of storage, high ceilings and natural light.

- 1,011 SQM BLOCK. APPROX 656 SQM UNDER ROOF
- FREEHOLD - 4 x 2 BED 1 BATH & 4 X 1 BED 1 BATH
- ZONED TOURIST & ACCOMMODATION
- CURRENTLY TENANTED ON STRONG LEASES, INCOME EARNING \$2,115 PER WEEK
- LESS THAN 500M TO CAIRNS ESPLANADE
- CLOSE TO ALL MEDICAL FACILITIES, CAIRNS HIGH SCHOOL, ST MONICAS CATHEDRAL, WALK TO CAIRNS CBD

1,011 sqm

**Offers Over \$1,500,000 (FIRM)**

ID# 41117110108



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