



403/174 - 180 Grafton Street, Cairns City

Property Information

Daniel Roser
0423 647 751

Zoning: Residential

Year Built: 2009

Unit Size: 143m²

Units in Complex: 46

Easements: NIL

Current Owner Since: 2022

Reason for Sale: Reducing Portfolio

Occupancy: Owner Occupied

Rental Estimate: \$760-\$790/week

Council Rates: \$3,266.90/year

Water Rates: \$57.93/quarter

Body Corporate: \$7,429.36/year

Admin Fund Balance: \$259,571.45 (as at 31/12/25)

Sinking Fund Balance: \$267,272.43

Construction Type: Masonry Block - Suspended Concrete Floor

Hot Water System type: Electric

Oven & Cooktop Type: Electric

NBN: Connected - FTTB

Pool Safety Certificate: Yes - Compliant

Smoke Alarm Compliance: YES

Building Approvals for Additions: N/A

Storm Surge Zone: Considerations identified - See Council Website

School Catchments -

Primary: Parramatta School

Secondary: Cairns State High School