

# BOUTIQUE REAL ESTATE<sup>QLD</sup>



## 225/1 Marlin Parade Cairns City QLD

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Welcome to Residence 225 at Harbour Lights. A premium, fully renovated waterfront apartment offering not only exceptional lifestyle appeal but also outstanding investment performance.

With forecasted holiday-letting returns achieving over 10% net yield, this property represents one of the most compelling opportunities currently available in the Cairns CBD market.

Overlooking the lush greenery of Little Fogarty Park and positioned within one of the city's most recognisable waterfront addresses, this residence combines tranquility, modern luxury and high-demand accommodation appeal.

[For full version visit the website](https://www.boutiquerealestateqld.com)

**Type** : Apartment  
**Price** : Offers Invited | Contact Agent  
**Building Size** : 110 sqm  
**View** : <https://www.boutiquerealestateqld.com/sale/qld/cairns-district/cairns-city/residential/apartment/8467540>



**Morganne Baldwin**  
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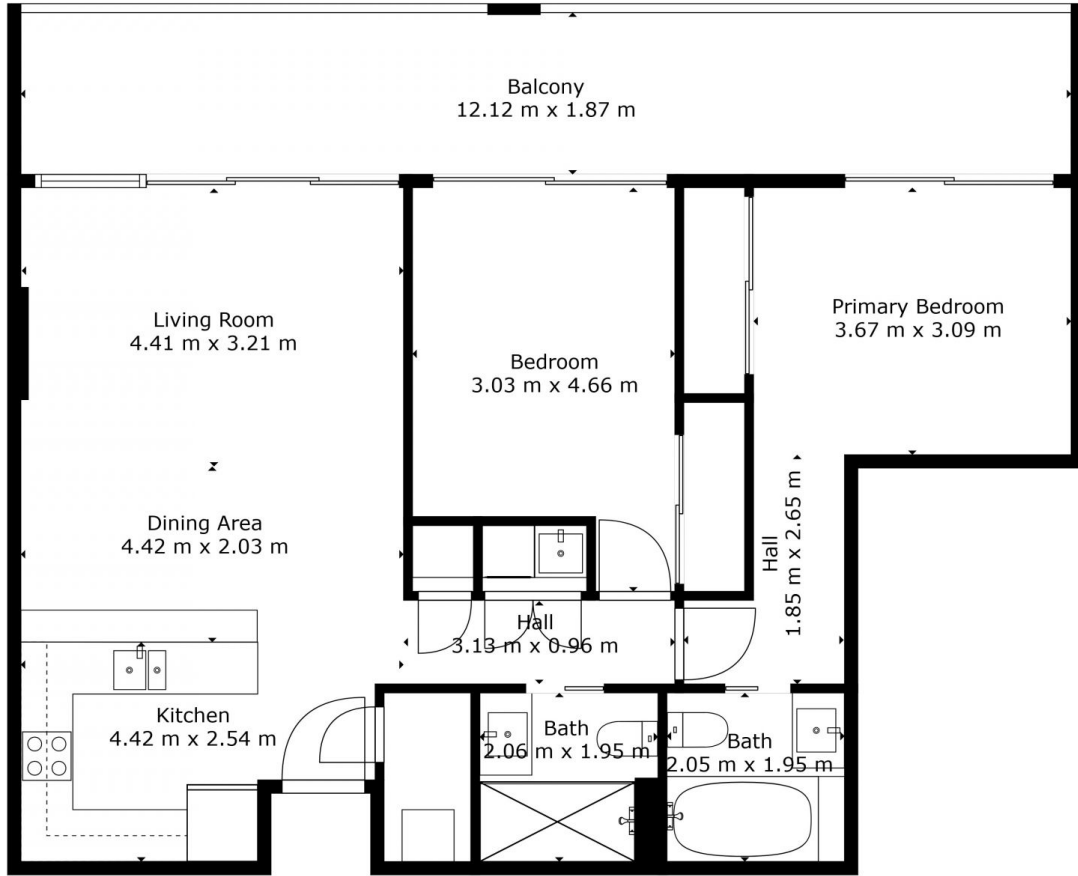


**Claire Matchett**  
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—225/1 Marlin Parade, Cairns City—



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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.