

**29 Wattle Street, Yorkeys Knob, Qld 4878**

**Duplex/Semi-detached For Sale**

Wednesday, 12 June 2024

**RE/MAX**

29 Wattle Street, Yorkeys Knob, Qld 4878

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 4**

**Area: 208 m2**

**Type:**

**Duplex/Semi-detached**



Susan Cooper

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## Offers mid \$800,000's

You will find a great opportunity here in this solid duplex only 200 meters to the beach. Its great location has always found it to be readily rented for the current owners who have held this valuable investment property for the long term. Each side is 3 bedrooms and well designed for privacy and it own rear yard on both sides as well as a good side outdoor undercover living space. It is easy to find many pluses to this property for the astute investor or someone seeking a place to live as well as income. Separate water metres as well as electricity makes it is easy with accounts. 2 car spaces on each side and the list goes on. It is a must to inspect this well maintained property. Potential income at \$550pw on each side will provide a good return. Rates apx \$5652pa. Current insurance apx \$4779pa. Not affected by recent floods. Disclaimer: All information contained is gathered from sources we believe to be reliable. In preparation of this advertisement our best endeavours have been made to ensure the information contained is true and accurate. However, we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers are encouraged to make their own enquiries to verify the information contained in this advertisement.