

**27 Atherton Street, Yorkeys Knob, QLD, 4878**



**Block Of Units For Sale**

Wednesday, 25 September 2024

27 Atherton Street, Yorkeys Knob, QLD, 4878

**Bedrooms: 8**

**Bathrooms: 4**

**Parkings: 4**

**Type: Block Of Units**



Tim WinbornSharp  
0740313138

## Excellent Investment Opportunity! Rare Block of Four Units

This well-maintained block of four naturally light and spacious units comes to the market for the first time in over 20 years. The current owners have renovated and upgraded each unit over the past few years, and with long term tenants already in place, this offers a sound and solid investment for the savvy investor.

Sitting upon a flat block of 1012sqm2 there is also the added bonus of further development potential for the future (subject to usual planning consents).

The position is outstanding, being within a 2-minute walk of the beautiful palm fringed beach and within close proximity of Yorkeys cafes, restaurants, Marina and Golf Club. Cairns International Airport and vibrant CBD are just a 15 minute drive.

The Figures:

NO BODY CORP LEVIES.

Annual Council Rates approx. \$10k per Annum.

Annual income from the 4 current lease agreements \$79,040.00

Unit 1:

- Ground floor with renovated kitchen and bathroom
- Tiled living/ dining room
- 81sqm2 and access to covered patio and carport
- Split system air conditioning and ceiling fans
- Two good size bedrooms
- Current lease \$370.00 per week until Jan 2025

Unit 2:

- Ground floor with renovated kitchen and bathroom
- Two living/ dining areas with access to enclosed courtyard
- 81sqm2 with ceiling fans
- Two good size bedrooms
- Current lease \$400 per week until Jan 2025

Unit 3:

- First floor with good size fitted kitchen and renovated bathroom
- Huge living/dining room with access to private balcony
- Separate additional study/storeroom
- 98sqm2 with split system air conditioning and ceiling fans
- Two large bedrooms
- Current lease \$380 per week until June 2025

Unit 4:

- First floor with renovated kitchen and bathroom
- Good size living/dining room with access to private balcony
- 81sqm2 with air conditioned and ceiling fans
- Two good size bedrooms
- Current lease \$370 per week until April 2025

Communal Areas:

- Shared laundry
- Covered carports

- Extensive garden areas

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