

**17 Caddy Street, Yorkeys Knob, Qld 4878**

**Duplex/Semi-detached For Sale**

Monday, 1 July 2024



17 Caddy Street, Yorkeys Knob, Qld 4878

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 608 m2

Type:

Duplex/Semi-detached

## Offers Over \$699,000

This property will be the absolute highlight of your portfolio. Situated on a on 608m<sup>2</sup> block with no neighbours to the right or rear, this astute, unique, and recently renovated FULL duplex will delight even the most discerning of BuyersBe spoiled by the option of choice:- Dual income opportunity- Live in one, rent the other- Combine the family, all under the one roof with separate living quartersUnit 1 (Front):- Two spacious bedrooms, complete with built in wardrobes - Generous, recently renovated kitchen, with island bench, and ample storage- Beautifully renovated, bathroom with walk-in shower and double vanity- Large combined living and dining areas, air-conditioned- Wheelchair accessible - Tiled throughout- Outdoor, undercover entertaining area- Separate Laundry- Spacious yard, fenced- Garden shed- Undercover car accommodationUNIT 2 (rear):- Two spacious bedrooms, complete with built in wardrobes, air-conditioning in the master - Generous recently renovated kitchen, with island bench, dishwasher, and ample storage- Filtered natural lighting through, with plenty of windows; embracing the tranquil surrounds - Beautifully renovated, bathroom with walk-in shower and double vanity- Large combined living and dining area, air-conditioned- Wheelchair accessible - Tiled throughout- Large Outdoor, undercover entertaining area- Separate Laundry, ample storage- Massive back yard, backing onto a serene nature reserve. ABSOLUTELY BEAUTIFUL!!!!- Garden shed- Ample car accommodation Investors:- Rental Appraisal: \$500p/w - \$520p/w approx. (each unit)- No Body Corporates This extremely well-maintained property will exceed your expectations and will be a welcomed asset to your portfolio. Seldom does an opportunity like this come available. Located within immediate proximity to all that Yorkeys Knob and surrounds has on offer (ei. Golf Course. Grocers. Cafes. Schools. Beach. Marina/Yacht Club. Boat Ramp.) Be sure to register your interest to avoid disappointment. Open every weekend until SOLD!