

9 Esplanade, Innes Park, Qld 4670



Duplex/Semi-detached For Sale

Sunday, 23 June 2024

9 Esplanade, Innes Park, Qld 4670

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 809 m2

Type:

Duplex/Semi-detached



Paul Anderson

0413428182

P.O.A

Discover the ultimate blend of coastal charm or lucrative investment potential with this stunning duplex, perfectly situated in the picturesque community of Innes Park. Located directly across from the sandy shores of the Innes Park inlet and the serene parklands, this property offers a unique lifestyle opportunity for both owner-occupiers and savvy investors. This property features two units, each offering 2 spacious bedrooms, 1 bathroom, and a convenient carport. Both units include a large rumpus/second living area, ideal for entertainment or relaxation. At the entry, a charming sunroom flows seamlessly into open-plan kitchens, creating bright and airy living spaces. The units exude a relaxed, beachy vibe, perfect for enjoying the laid-back coastal lifestyle. The duplex is situated in a prime location, directly across from the sandy Innes Park inlet and park, providing easy access to beautiful beaches and recreational facilities. The property is set on an 809m² easement-free block zoned for low residential use, offering plenty of space and flexibility. This property boasts a strong rental yield, with a rental appraisal of \$550 per week per unit, resulting in a gross yield of over 6%. The duplex offers the potential for dual income, allowing you to maximise your return on investment. Imagine waking up to the sound of waves crashing on the shore and taking a leisurely stroll along the beach just steps from your door. This coastal duplex offers not just a home, but a lifestyle of tranquility and relaxation. The spacious layout, combined with its charming features, ensures comfortable living for all. Whether you're looking to expand your investment portfolio or find your next home by the sea, this duplex ticks all the boxes. Don't miss out on this rare opportunity to own a piece of coastal paradise with excellent investment potential.

AT A GLANCE:

- Two units, each with 2 bedrooms, 1 bathroom, and a carport
- Large rumpus/second living area in each unit
- Sunroom at entry flowing into open-plan kitchens
- Coastal charm with a relaxed, beachy vibe
- Directly across from the Innes Park inlet and park
- 809m² easement-free block zoned for low residential use
- \$550 per week per unit rental appraisal, gross yield over 6%
- Council rates approx \$1,700 per a half year

Don't miss your chance to secure your slice of paradise in this highly sought-after location. Contact Paul Anderson on 0413 428 182 or Alice Dolinski on 0459 589 491 to make this property yours! *Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified.*