

**37 Balaclava Road, Earlville, QLD, 4870**



**Flat For Sale**

Sunday, 8 September 2024

37 Balaclava Road, Earlville, QLD, 4870

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Flat**

**FULL DUPLEX, One Title on 617sqm - NO BODY CORPORATE.....**

37 Balaclava Road, Earlville (41A&B Yarrum Street)

Team East is now offering this full duplex to the market. It is an easy walk from Our Lady Help of Christian Schools and Earlville Shopping Town and represents Location, Location, Location.

Currently returning \$820 p/w, presenting an ideal property investment opportunity. It promises a lucrative return that you don't see enough of, so don't hold back when you see one at this price.

Features included but not limited to:

- Fantastic street appeal
- Two x 2 Bedroom, 1 Bathroom, 1 car units
- 41B has been recently modernized
- Individual fenced yards
- Open-plan living and dining areas
- Well-appointed kitchens with electric stoves
- Good size main bedrooms with built-in wardrobes
- Fully security screened
- Each half has a single carport in front of the laundry
- No Body Corporate fees

The figures:

Unit 1 rent is \$400 p/week until 23 June 2025

Unit 2 rent is \$420 p/week until 29 August 2026

Cairns Council rates \$2,800 twice yearly.

Investors take note! A full duplex is a rare find in the market and presents a significant opportunity for future growth. This property is located within an easy walk from Earlville Shopping Town, local shops, public transport, schools, and parklands, making it an attractive investment.

Inspections are a must, but by appointment only. Call Team East at Freemans Residential today!

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