



**SOLD**

## LOCATION, INCOME & DEVELOPMENT POTENTIAL

Warren Keys @realty Cairns Beaches is excited to present to this Double Duplex property with potential plus. Properties like this are as "Rare as Hen's Teeth".

3 Bedroom Duplex and a 2 Bedroom Duplex on one Title plus a 3 Bedroom Duplex and a 2 Bedroom Duplex on one Title.

The Double Duplexes are sited on a combined corner block size of 1776 square metres and are only a short stroll the palm-fringed sands of beautiful Trinity Beach and directly opposite the Café and Lake precinct of Blue Lagoon. This property is all about location, location, location!

These 4 Duplexes have recently had a total makeover by the current owner including, new kitchens, new carpets, fresh paint and landscaping.

Even though securely rented with an excellent cash flow, the future potential would be to bulldoze and redevelop this site, that is so close to the beach, which would be subject to Council approval. The duplexes are situated next-door to the 3 storey "Coco's" Holiday apartments on Trinity Beach Road and are directly across the road from two complexes of 8 commercial premises, which includes the Trinity Beach Bar & Grill, Blue Moon restaurant, plus two other restaurants as well as other retailers.

Current Income: All 4 Duplexes being so close to the beach, are in high demand and tenanted with a mix of AirBNB holiday rental and longer-term permanent rental.

Title 1: 13 Trinity Beach Road - 992 Square Metres, L56 RP708121, Current Zoning: MULTI UNIT DWELLING (FLATS)

Duplex 1: Is a 2 bedroom, 1 Bathroom, 1 Car and is fully furnished – Current rental long-term \$350.00 per week approx. \$18,200 per annum.

Duplex 2: Is a 2 bedroom, 1 Bathroom, 1 Car and is fully furnished – Current rental long-term \$460.00 per week approx. \$23,920 per annum.

10 BED | 4 BATH | 4 CAR

PRICE:  
\$620,000

OPEN FOR INSPECTION:  
N/A



**Warren Keys**  
**0417225563**

warrenkeys@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)