



**SOLD**

## TWICE AS NICE IN YANDINA

This modern, low maintenance strata titled duplex offers a great opportunity for investors looking to take advantage of the unprecedented demand for rental property on the Sunshine Coast. Buy one or buy both - the choice is yours.

Yandina is an established and growing semi-rural community between Nambour and Eumundi, just minutes to the Bruce Highway. The town is sought after by families because you can walk to everything; just 2 minutes to the IGA supermarket that will soon be expanded, funky shops and highly rated restaurants. Every Saturday the Yandina Country Markets, featuring over 100 stalls with local produce, plants and food for all tastes is just down the road. Yet, you are still only 25 minutes to some of the coast's best beaches.

The floor plans are well designed to facilitate easy care living with seamless flow to private covered terraces, leading to large fully fenced backyards perfect for the kids and the family pooch. Each duplex has three bedrooms, two bathrooms, expansive open plan living, laundry and a remote controlled lock up garage.

Other important features include air-conditioning, ceiling fans, LED lights, stone benches, built-in robes with walk-in robe in master, spacious bathrooms (including ensuite to main bedroom), quality appliances, and high-grade insulation in walls and ceilings.

- \* Strata Titled Duplex Pair
- \* Quality duplex construction – buy one or both
- \* Current Rental Yield Of \$440 pw each on secure leases
- \* 3 bedrooms, 2 bathrooms, open plan living
- \* Well-equipped kitchen with stone benches
- \* Air-conditioning, ceiling fans, LED lights
- \* Private covered outdoor terrace
- \* Large fully fenced yard

Your inspection is recommended as investments like these are currently in short supply.

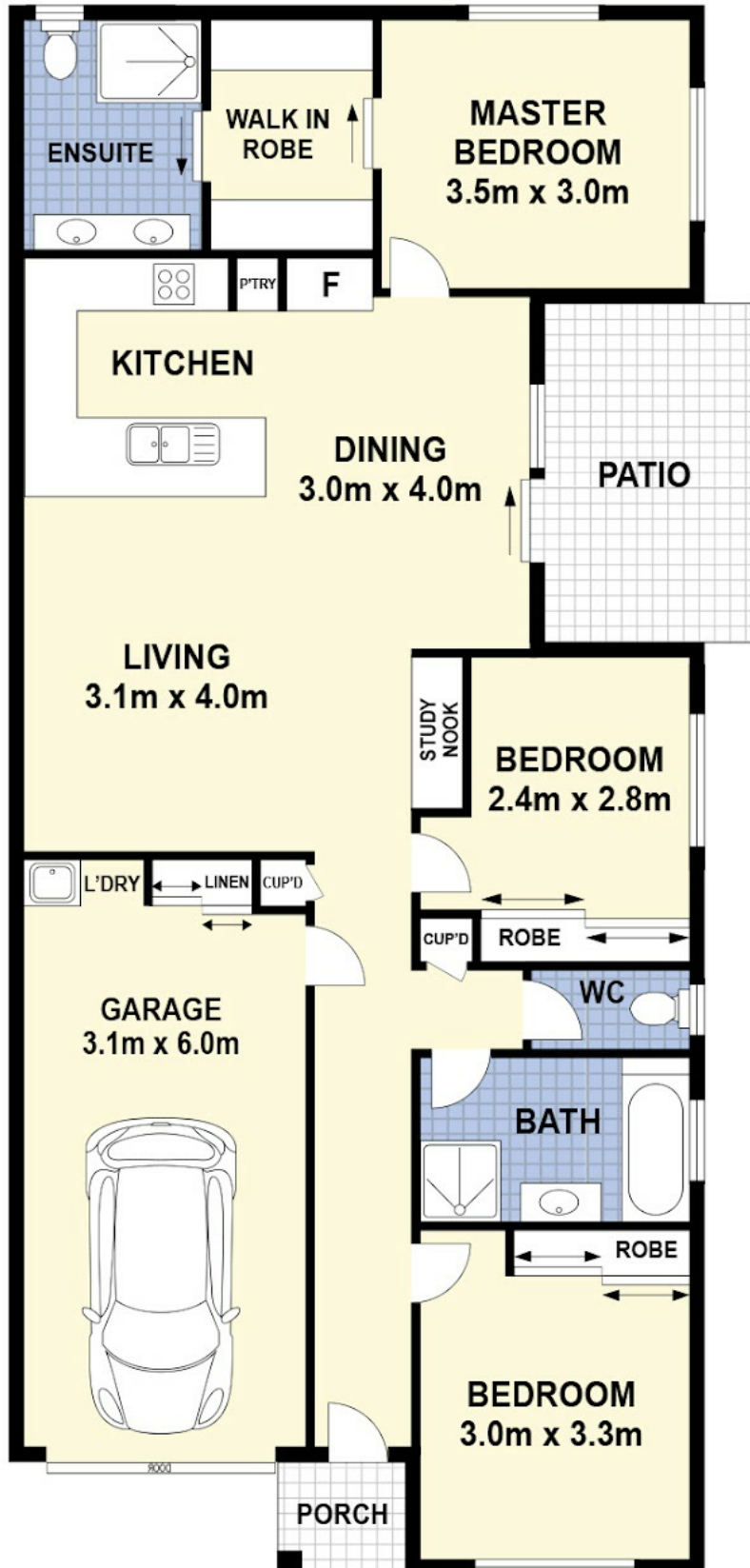
**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$560,000

**OPEN FOR INSPECTION:**  
N/A



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INT: 120 m<sup>2</sup>

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

## 2/7 MAROOCHY CIRCUIT, YANDINA

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