



FOR SALE

INVESTMENT OPPORTUNITY OF A LIFETIME!!!

Perfectly located; within an easy walk to Yorkeys Knob Boating Club and Marina, public transport, Yorkeys Knob Shopping Center, Post Office, Half Moon Bay Golf Club, and the famous Yorkeys Knob Beach, this property offers its residents the perfect place to live and in the perfect environment. It is surrounded by lush tropical rain forest, is set well back and up from the road and has only one neighbor, so the place is always quiet.

On offer is a 2890 sqm block of land. On the left hand side of the block is Mariner's Rest and is 1829 sqm. Four strata titled, two bed, one bath villas; all of which are air conditioned, tiled to the living and wet areas, carpet to the bedrooms, with open plan kitchen/living/dining areas. All the kitchens are well fitted out with upright electric cooking facilities, plenty of storage and work benches. All bathrooms are large with Villas 1 & 4 having a bath with shower over bath facilities while Villas 2 & 3 have shower facility only, vanities and toilets. Each villa has a separate large laundry with access to its back gardens and includes linen storage facilities. The villa's surround a communal central in-ground pool and gardens. At the top of the drive and below the living part of the complex are the four lockable single car garages with roller doors, the mains water meter and electrical box for the site.

These Villa's all offer the potential for improvement as a pure investment. On the other hand; as the two back Villa's (2 & 3) have an adjoining wall, there would be no reason why they could not be joined to offer on site living of a large four bed roomed house with a passive income from units 1 & 4. The choice is yours.

On the right hand side adjoining Mariner's Rest is an area of 1061 sqm. This parcel of land is covered by an easement burdening the land to the Cairns Regional Council as it includes the storm water drain for the hill behind it. There maybe possible potential to develop this land but it would be STCA and their removal of the easement.

All the Villas's at Mariner's Rest are tenanted with the whole property having an income of \$1200 per week at this time. There is immense scope to increase the rents at the end of the tenants' leases (May and June 2022) to increase the income from this investment. The last Cairns Regional Council rates notice for each Villa was \$1340.00 per annum and water consumption has averaged \$250.00 per quarter for all Villa's.

Inspection of this property is by private appointment only as the tenants must be considered. To

8 BED | 4 BATH | 4 CAR

PRICE:

Offers over \$1,150,000

OPEN FOR INSPECTION:

N/A

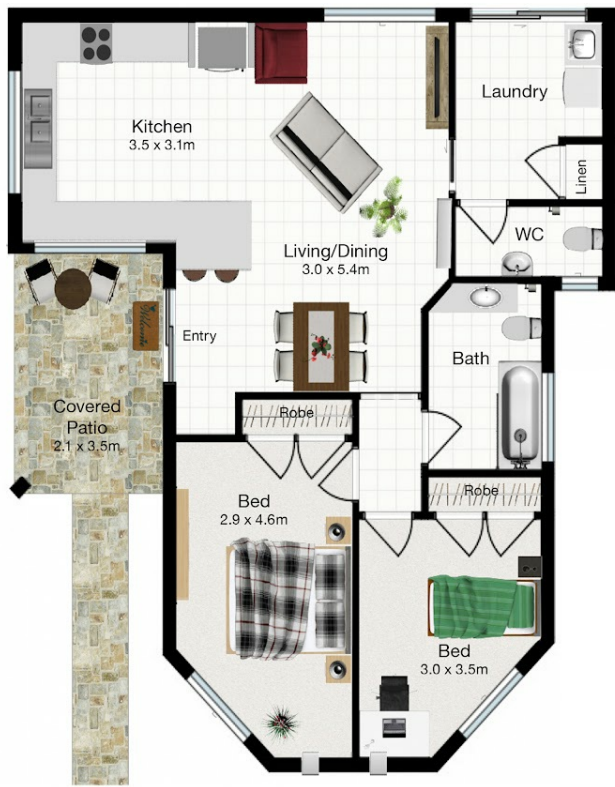


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Units 2 Floorplan

(Unit 3 is a variation on this plan)



Units 4 Floorplan

(Unit 1 is a mirror-reverse of this plan)

32-36 Buckley Street Yorkeys Knob - Units 2 and 4 Floorplans

These floorplans including furniture, fixture, measurements and dimensions is approximate and for illustrative purposes only.

No guarantee, warranty or representation as to the accuracy and layout is given.

All enquiries must be directed to the agent, vendor or party representing this floorplan.

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.