



# Sold

## PRIME KINGSCLIFF INVESTMENT OPPORTUNITY

5 BED | 2 BATH | 2 CAR

3 Yao Street, Kingscliff, NSW, 2487

Prime investment opportunity in Kingscliff. Featuring a 3 bedroom duplex and 2 bedroom duplex on one title.

Currently permanently leased generating combined rental income \$1250 per week.

Set on a generous 708 m2 block which was dry during the recent weather event and Situated a short walk to the beach in a quiet street, this property presents numerous options to develop, renovate or simply hold while generating income with tenants who are keen to stay on.

### FEATURES

#### UNIT 1

- Two bedrooms, 1 Bathroom,
- Combined Kitchen, lounge, dining
- Carport,
- Pet friendly fenced yard and garden shed

#### UNIT 2

- 3 bedrooms,
- Two bathrooms
- Separate kitchen, lounge and dining

PRICE:

\$1,630,000

OPEN FOR INSPECTION:

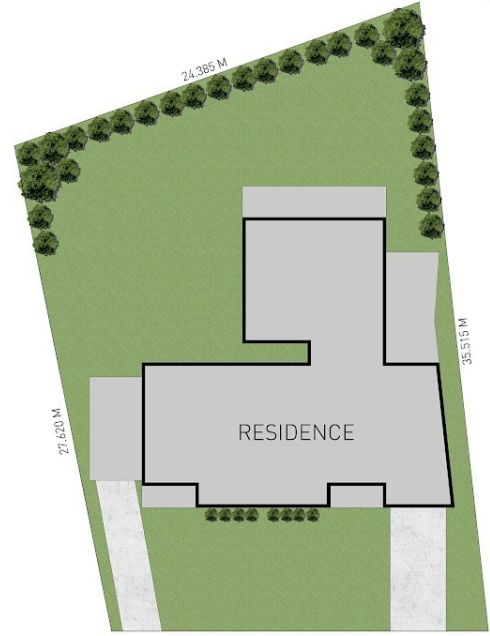
N/A



**Nolan Angell**

**0419659176**

nolan@angellrealestate.com.au



YAO STREET  
SITE PLAN

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

5

3

2

708 m<sup>2</sup>

Internal: 228 m<sup>2</sup> | External: 66 m<sup>2</sup> | Total: 294 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.