



114 Balaclava Road, Earlville

Two Homes, One Title – Exceptional Duplex Opportunity

114 Balaclava Road presents a rare opportunity to secure a full duplex on a single title, offering excellent flexibility for investors, extended families or owner-occupiers looking to generate additional income.

Each side of the duplex features a practical and well-considered layout, comprising two bedrooms, one bathroom, a comfortable living area and a functional kitchen combined dining space.

Internally, both dwellings provide living areas positioned at the front of the home, flowing through to the bedrooms and central bathroom. The kitchen and dining spaces sit toward the rear of each residence and connect to the covered patio combined laundry areas, creating a practical layout suited to everyday living.

Set on one title, this property offers multiple options for buyers – hold as a dual-income investment, live in one side and rent the other, or add value over time in a consistently popular suburb.

Located just minutes from Earlville Shopping Town, local schools, parks and major transport routes, the property combines investment

4 2 2

FOR SALE
Offers Over \$819,000

VIEW
By Appointment

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AGENCY
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potential with everyday convenience.

Opportunities to secure full duplex properties in established Cairns suburbs are increasingly rare, making this a compelling addition to any property portfolio.

Facts:

Council Rates: Approx. \$3100 half yearly.
Currently generates \$910 per week in rent.
Rental Appraisal on Request

MORE DETAILS

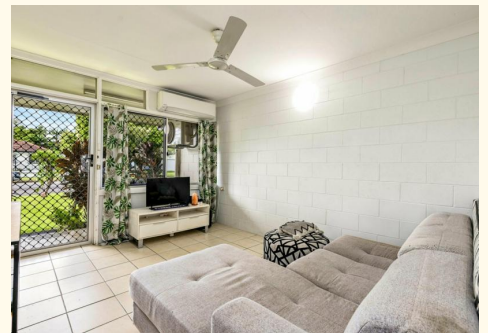
Property ID	3YB9FMB
Property Type	DuplexSemi-detached
Land Area	627 m2
Including	Air Conditioning

Nick Moller 0423 782 673

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