



114 Balaclava Road, Earlville

## Two Homes, One Title &ndash; 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 &ndash; 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

**AGENTS**  
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**AGENCY**  
LJ Hooker Cairns Edge Hill  
(07) 4053 9999

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

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 \$870 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**

Director | Sales Specialist | Auctioneer | [nickm@ljheh.com.au](mailto:nickm@ljheh.com.au)

**LJ Hooker Cairns Edge Hill (07) 4053 9999**

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Whilst LJ Hooker Edge Hill has made every effort to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only.

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