

9 Harvest Place, Hidden Valley

Exceptional Quality, Exceptional Returns - Turnkey Investment in a High-Growth Locale

Opportunities like this are few and far between.

9 Harvest Place, Hidden Valley, Yeppoon




Price Guide: \$1,150,000 - \$1,200,000

Set in one of Yeppoon's fastest-growing estates, 9 Harvest Place presents a unique chance to secure a modern, high-yield investment in a location primed for long-term capital growth. Built by Highline Homes just three years ago, this premium duplex offers two fully self-contained, separately accessed 3-bedroom, 2-bathroom units on one generous title.

Whether you're expanding your portfolio or seeking a flexible live-in and lease-out option, this property stands out for its exceptional design, quality finishes, and future potential.

Internal Features (Each Unit)

- Open-plan living and dining with a bright, airy layout and split-

6  4  2 

FOR SALE

\$1,150,000 - \$1,200,000

AGENTS

Jesse Parkin

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AGENCY

LJ Hooker Rockhampton

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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



- system air-conditioning throughout for year-round comfort
- Modern kitchens featuring stone-look benchtops, stainless steel appliances, ample cupboard space, and a picture window overlooking the backyard to let in natural light
- Spacious master bedrooms complete with walk-in wardrobes and stylish private ensuites featuring premium tapware and finishes
- Brand new carpet in all bedrooms adds a soft, fresh feel; low-maintenance tiling through living and wet areas
- Generous built-in robes in secondary bedrooms with sliding doors and shelving
- LED downlights throughout for a clean, modern ambience
- Integrated laundry neatly positioned in the garage for functionality without sacrificing living space

External Features (Each Unit)

- Private covered patios ideal for outdoor entertaining or relaxing, with direct access from the main living area
- Expansive, fully fenced backyards with plenty of lawn space - perfect for pets, kids, or future improvements like a shed or pool
- Side access to each yard offers flexibility for boat, trailer, or caravan storage
- Double lock-up garages with remote-controlled electronic doors, internal access, and room for additional storage
- Completely separate access points and private outdoor spaces - ideal for privacy-conscious tenants or dual occupancy arrangements

Investment Snapshot

- Two standalone, modern units on a single title
- Potential to strata-title and sell individually in the future
- Rental appraisal: \$570-\$600/week per unit 'Unit 9b currently rented for \$600 p/w'
- Combined rental return of up to \$1,200/week
- Built to a high standard with quality materials and finishes
- A low-maintenance, high-return asset in a high-demand area
- A premium holding in a tightly held estate - rarely offered to market

Why Hidden Valley, Yeppoon?

Hidden Valley is fast becoming one of Yeppoon's most desirable residential addresses. With modern homes, wide streets, and a strong family-friendly community feel, it's the perfect place to invest or live with peace of mind.

4 min to Yeppoon Central Shopping Centre
 5 min to Yeppoon State High School
 6 min to Yeppoon State Primary School
 7 min to Farnborough Beach
 8 min to Capricorn Coast Hospital

As Yeppoon continues to experience rapid growth, well-positioned investment-grade properties like this are only getting harder to find. This is your opportunity to secure a long-term asset with dual income and strong capital growth prospects.

Contact Jesse Parkin today to secure this rare opportunity.

Two modern homes. One title. Premium returns. Unlimited potential. Don't let this one slip away!

MORE DETAILS

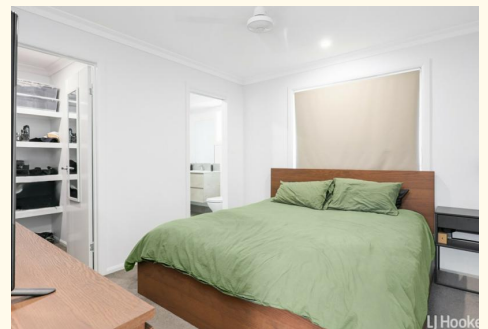
Property ID	7FXHVV
Property Type	DuplexSemi-detached
Land Area	1122 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Remote Garage

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9 Harvest PI, HIDDEN VALLEY



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