



14 Almond Street, Holloways Beach

Two Homes. One Title. Pool. Potential \$1,225/week.

Whether you're looking for a high-yield investment, a multi-generational living solution, or a home with an income stream, opportunities like this don't come along often.

- Full Duplex on one title
- \$1225 per week potential combined rental income | approx. 6.1% gross yield at \$1.05m
- Three bedroom residence with an in-ground pool
- Two bedroom residence at the front
- Vacant possession
- Quiet cul-de-sac location
- Very well-maintained with nothing to do - renovated kitchens and bathrooms
- Separate carports and an additional parking space suitable for a boat or trailer
- Air conditioning throughout
- Close to the beach, shops, schools and Cairns CBD

Whether you choose to:

Live in one and rent the other
Lease both for a strong dual income

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.

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FOR SALE

Offers invited in the mid \$900,000s

VIEW

Sat 26th Sep @ 11:30AM - 12:00PM

AGENTS

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AGENCY

LJ Hooker Cairns Beaches
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Accommodate extended family
Or rent them as short or long-term accommodation (subject to relevant approvals)

…the possibilities are extensive.

Privately positioned at the rear, the three-bedroom home offers substantial space, with a renovated kitchen and bathroom, internal laundry, covered outdoor entertaining area and the standout feature—a sparkling in-ground swimming pool, creating the perfect tropical retreat.

It is fully air-conditioned, tiled throughout with a carport and an additional car space or room for tinny/trailer. It also features a lockup storage room and a fully fenced and secure private yard.

The front residence is a well-appointed two-bedroom home, featuring an open plan living area, renovated kitchen and bathroom, outdoor undercover patio, fully fenced yard, built-in robes, air conditioning and its own carport.

Located just minutes from Holloways Beach, local restaurants, schools, public transport and only around 10 minutes from the Cairns CBD and airport, this is an exceptionally versatile property in one of Cairns' most relaxed beachside communities.

A full duplex in a beachside suburb is a rare offering. With no tenants in place, you can move quickly and make it your own from day one.

MORE DETAILS

Property ID	U7RHSS
Property Type	House
Land Area	736 m2
Including	Air Conditioning
	Pool
	Courtyard
	Outdoor Entertaining

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TOTAL: 404 m²

14 Almond Street, **HOLLOWAYS BEACH**

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Floor plan by: www.open2view.com.au