



## Yorkeys Knob, 1 Derby Street

Dual Income Dream &ndash; No Body Corporate Fees!

This full duplex is the perfect opportunity for investors or homeowners seeking strong returns and long-term value. Sitting on 866m<sup>2</sup>, this property features two (2) self-contained 2-bedroom, 1-bathroom units, each with a carport and new upgrades throughout.

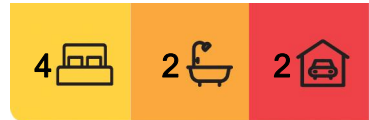
With new kitchens, appliances, bathroom vanities, vinyl flooring, ceiling fans, split system A/C in Unit 1B(only), and a freshly painted interior and exterior (including the roof in 2022), all there is to do is add touches and enjoy the benefits.

Potentially up to \$900 per week in combined yield, this is a high-performing asset in a sought-after location &ndash; and with no body corporate fees, you keep more in your pocket!

Whether you are looking for a dual-income stream, a multi-generational living solution, or a



**Disclaimer:** 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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/TNNHSS](http://ljhooker.com.au/TNNHSS)

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**LJ Hooker Cairns Beaches**  
**(07) 4059 0594**

future development opportunity, this duplex is a rare find.

Call Nick for your private inspection

## More About this Property

<b>Property ID</b>	TNNHSS
<b>Property Type</b>	DuplexSemi-detached
<b>House Size</b>	177 m2
<b>Land Area</b>	866 m2
<b>Including</b>	Air Conditioning Built-in-Robes Secure Parking Fully Fenced

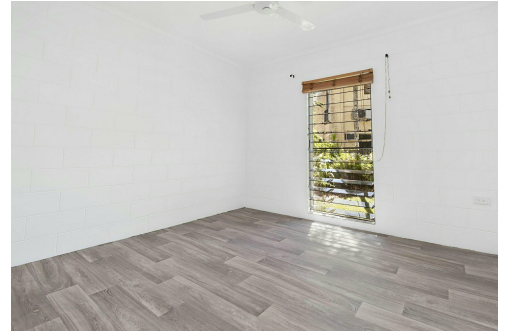
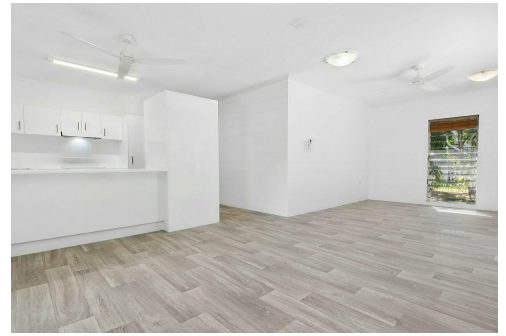
**Nick Pelucchi 0410 102 277**

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**LJ Hooker Cairns Beaches (07) 4059 0594**

Shop 10/471 Varley Street, YORKEYS KNOB QLD 4878

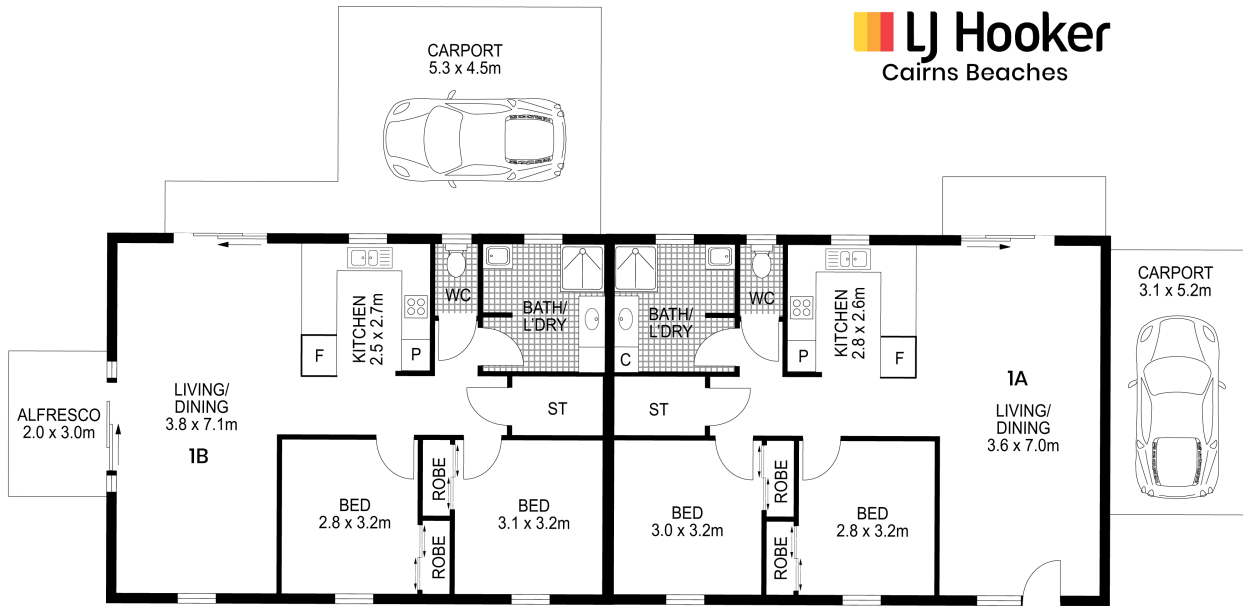
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INT: 150 m<sup>2</sup>

Scale in metres. 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.

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