



## Yorkeys Knob, 2/2 Carolyn Close

Charming Renovator's Delight in Yorkeys Knob &ndash;  
Perfect for Downsizers!

Are you looking to downsize without compromising on potential? This delightful 2-bedroom home in the sought-after suburb of Yorkeys Knob is an ideal opportunity for renovators seeking a project that offers both comfort and charm.

### Property Features:

- 2 Bedrooms: Generously sized, these bedrooms provide a cozy retreat with ample natural light.
- 1 Bathroom: A functional bathroom ready for your personal touch.
- 1 Carport: Conveniently located to protect your vehicle from the elements.
- Air Conditioning: Stay cool during the warm tropical months with efficient air conditioning.
- Courtyard & Garden: Enjoy outdoor living in your private courtyard, perfect for entertaining or relaxing. The garden space offers potential for landscaping enthusiasts to create their own oasis.



**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/TMGHSS](http://ljhooker.com.au/TMGHSS)

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

- Shed: Additional storage space for tools or outdoor equipment, enhancing the practicality of the property.

- Land Area: 300 sqm &ndash; a manageable size for easy upkeep while still providing room for creativity.

Located in the vibrant community of Yorkeys Knob, this property is just a stone's throw away from stunning beaches, local shops, and recreational facilities. Its prime location offers a relaxed lifestyle while being close to all essential amenities.

This home is a blank canvas awaiting your vision. Whether you're looking to create a cozy retreat or an investment property, the possibilities are endless. With the current market trends favouring renovations, this is the perfect time to capitalize on this opportunity.

Don't miss out on this chance to downsize and invest in your future. Contact us today to arrange a viewing and explore the potential that awaits in this charming property!

Auction Onsite and Online Saturday 22nd 10:30am

Register to Bid - <https://buy.realtair.com/properties/154714>

## More About this Property

<b>Property ID</b>	TMGHSS
<b>Property Type</b>	DuplexSemi-detached
<b>Land Area</b>	300 m2
<b>Including</b>	Air Conditioning Courtyard Land Area: Approx. 300 sqm New hot water service

**Nick Pelucchi 0410 102 277**

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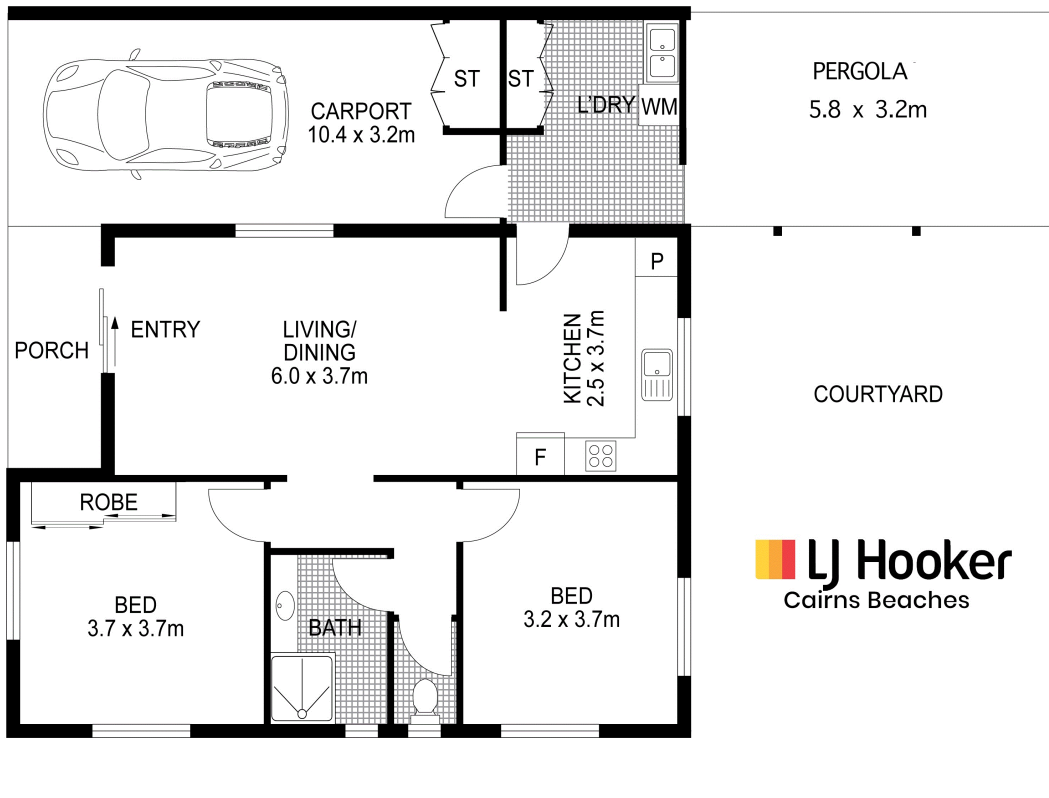
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INT: 72 m<sup>2</sup>

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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