

36 Best Street, Yorkeys Knob

Investors: Full Duplex + Tenants = Done Deal

Positioned on a generous 756 sqm parcel, this solidly built duplex delivers immediate income with the kind of flexibility that keeps portfolios performing. Two self-contained residences sit side by side, each thoughtfully laid out with open-plan living and dining zones that flow effortlessly into well-appointed kitchens with ample bench area.

Both homes offer two bedrooms with built-in robes, serviced by a central bathroom featuring a shower, vanity and separate toilet. The layout is functional and tenant-friendly, with bedrooms tucked away for privacy and living spaces designed for everyday comfort.

The numbers speak clearly - currently returning \$875 per week, with fixed term leases already in place, providing peace of mind from day one.

Each residence brings its own appeal. One enjoys a fenced courtyard with street access, air conditioning throughout, and additional louvred windows that enhance airflow to both bedrooms. The other offers a private rear yard with a garden shed, side vehicle access, and a refreshed interior with upgraded lighting, fans and air conditioning. Split system Air-conditioning throughout all bedrooms and living areas

4 🏠 2 🚗 2 🚗

FOR SALE

Please Call

AGENTS

Nick Pelucchi
0410 102 277
nick.pelucchi@ljhooker.com.au

AGENCY

LJ Hooker Cairns Beaches
(07) 4059 0594

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.

 **LJ Hooker**

The complex itself has been externally repainted and features a shared driveway, fully fenced yet separately defined outdoor spaces, and no shared living space walls — an uncommon design that delivers the kind of privacy tenants actually value, setting this property apart from typical duplex offerings.

Then there is the land. A substantial rear portion opens the door to further development (STCA), adding another layer of opportunity to an already compelling asset.

Strong returns upfront, with future potential waiting in the wings – if this sounds like your future investment property, give us a call now.

Attention all investors The options with this site are endless. The 756m2 block currently has two x 2 bedroom, 1 bathroom units with lovely tenants in place.

Unit 1 = \$385per week (fixed lease to 11/10/2026)

Unit 2 = \$490per week (fixed lease to 28/02/2027)

Total weekly rent = \$875

Rates are approx. \$3177 half yearly

No Body Corporate Fees

MORE DETAILS

Property ID	U34HSS
Property Type	DuplexSemi-detached
Land Area	756 m2
Including	Air Conditioning Courtyard Outdoor Entertaining Built-in-Robes Fully Fenced

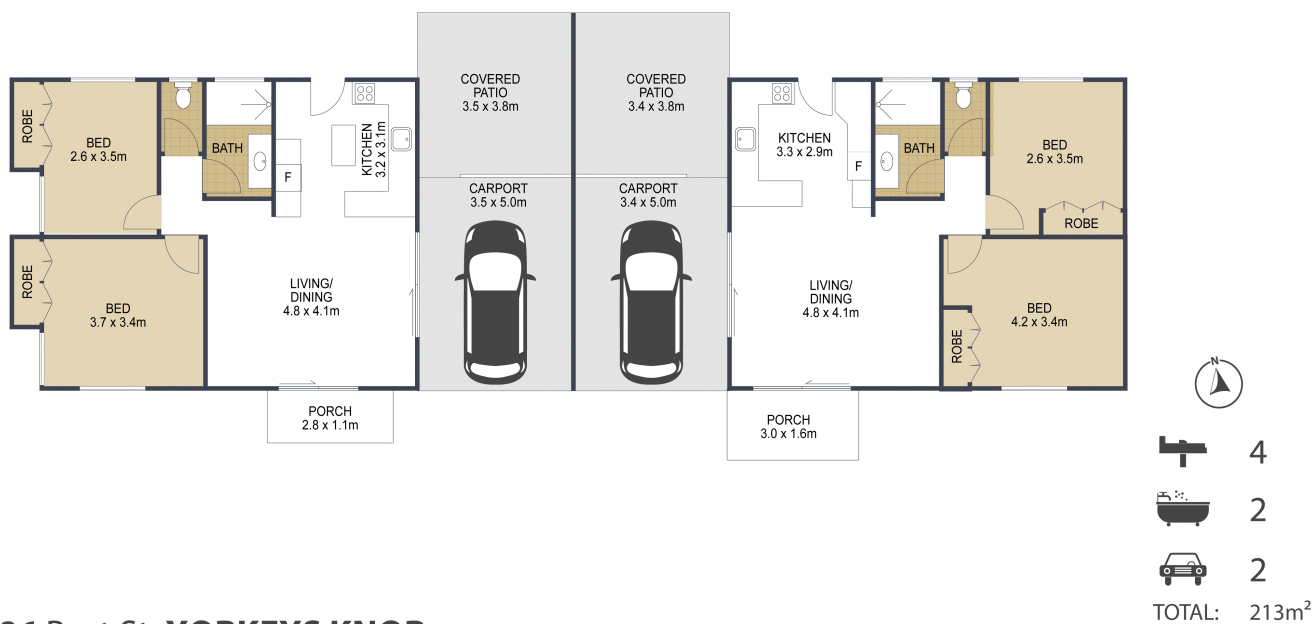
Nick Pelucchi 0410 102 277

Operations Manager | Residential Sales |
nick.pelucchi@ljhooker.com.au

LJ Hooker Cairns Beaches (07) 4059 0594

Shop 10/471 Varley Street, YORKEYS KNOB QLD 4878
cairnbeaches.ljhooker.com.au |
sales.cairnsbeaches@ljhooker.com.au





36 Best St, YORKEYS KNOB

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