



17/531-535 Varley Street, Yorkeys Knob

## Tropical North Queensland Living in the Heart of Yorkeys Knob

Tropical North Queensland living, perfected. Tucked within one of Yorkeys Knobs most sought-after complexes, this beautifully refreshed townhouse delivers low-maintenance coastal lifestyle just moments from the beach, marina and village cafes.

Freshly repainted throughout, the home feels crisp and move-in ready. The brand-new kitchen impresses with smart stone bench-tops, soft-close cabinetry and abundant storage &mdash; a stylish space for everyday living and entertaining. Two generous bedrooms, both with built-in robes, share a well-appointed bathroom, while the remote-access single garage adds everyday convenience.

A new 5kW solar system means comfortable, efficient living year-round, and low body corporate fees keep ownership refreshingly simple.

Outside your door, pool facilities invite you to relax in true tropical fashion, surrounded by the lush, laid-back charm Yorkeys Knob is loved for.

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 over \$539,000

### VIEW

Sat 4th Jul @ 3:00PM - 3:30PM

### AGENTS

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

### AGENCY

LJ Hooker Cairns Beaches  
(07) 4059 0594



Opportunities in this complex are rare &mdash; arrange your inspection today.

## MORE DETAILS

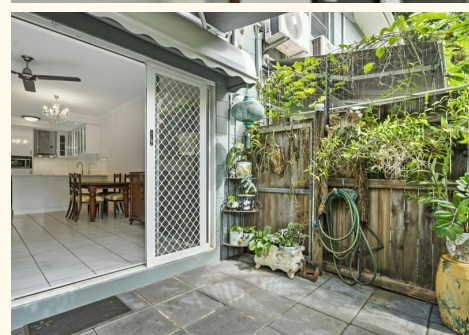
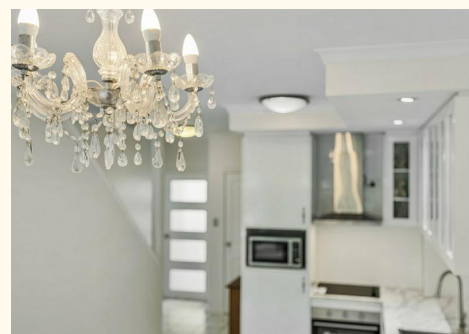
|               |                      |
|---------------|----------------------|
| Property ID   | U6DHSS               |
| Property Type | Townhouse            |
| House Size    | 109 m2               |
| Including     | Air Conditioning     |
|               | Pool                 |
|               | Courtyard            |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Remote Garage        |
|               | Solar Panels         |
|               | 5kw Solar            |

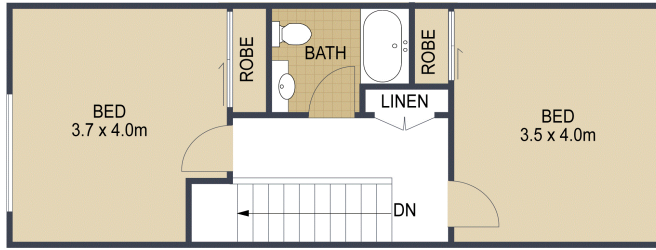
**Nick Pelucchi 0410 102 277**

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

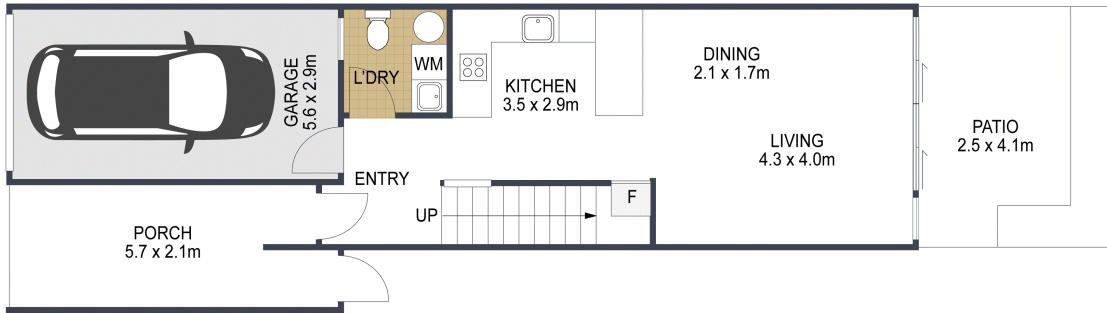
**LJ Hooker Cairns Beaches (07) 4059 0594**

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





FLOOR 2



FLOOR 1



|   |                         |
|---|-------------------------|
|  | 2                       |
|  | 1                       |
|  | 1                       |
| <b>TOTAL:</b>   | <b>132m<sup>2</sup></b> |

## 17/531 - 535 Varley Street, 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](http://www.open2view.com.au)