

## Yorkeys Knob, 8/43-45 Rutherford Street ATTENTION INVESTORS

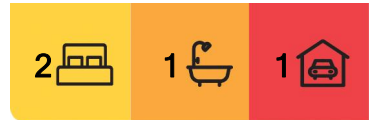
This is a great investment opportunity not to be missed. This low-maintenance two-bedroom townhouse located within the Fairways Terraces complex at Yorkeys Knob is available with long-term tenants in place. It is perfectly located within walking distance to the beautiful Yorkeys Knob Beach, Yacht Club & for the avid golfer the Half Moon Bay Golf Club is right at your doorstep. This Townhouse offers two large bedrooms both with air-conditioning and built-in robes, the master bedroom also has a balcony. The bathroom is located upstairs plus there is a second toilet in the downstairs laundry. A Large functional kitchen with great bench and cupboard space, dishwasher and upright stove. Fully tiled spacious living area opening to a private use courtyard. There is an allocated undercover single car space at the rear of the townhouse. Within the complex there is an inground swimming pool with shade cloth. All this is set on a quiet street in a small and friendly complex of only eight townhouses.

The Facts:

- Built 1996



**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

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[ljhooker.com.au/TBBHSS](http://ljhooker.com.au/TBBHSS)

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

- 96m2
- Council Rate - Approx \$2,900pa
- Body Corporate &ndash; Approx \$4,300pa
- Current Rent Return \$450pw &ndash; lease in place till May 2025
- Good positive return for prospective investors

This townhouse boasts ample appeal to investors and homeowners alike, townhouses like these don't stay on the market for long.

## More About this Property

<b>Property ID</b>	TBBHSS
<b>Property Type</b>	Townhouse

**Scott Muir 0412 862 320**

Licensed Real Estate Agent | [scott.muir@ljhooker.com.au](mailto:scott.muir@ljhooker.com.au)

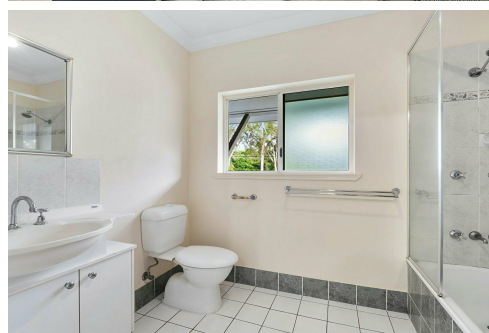
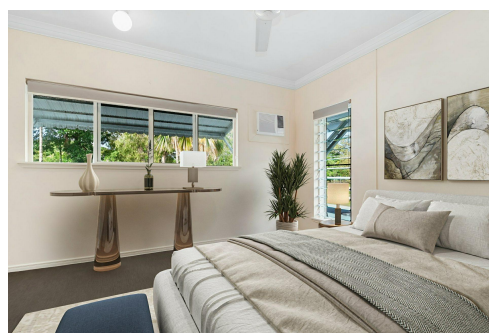
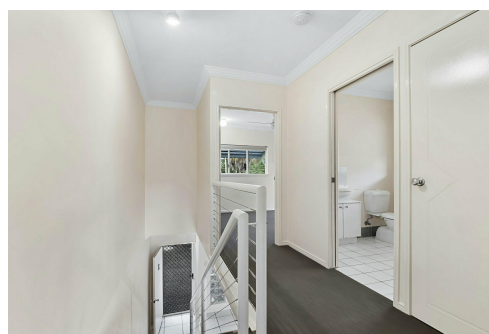
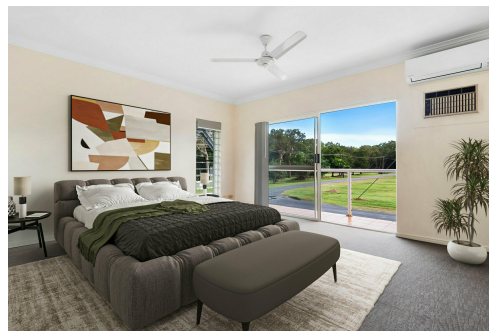
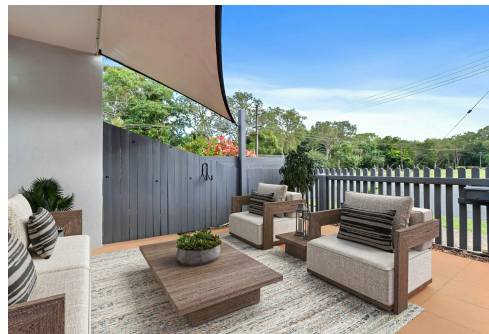
**Nick Pelucchi 0410 102 277**

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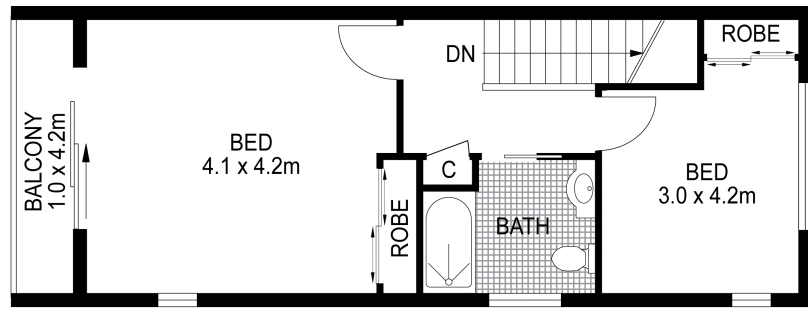
Shop 10/471 Varley Street, YORKEYS KNOB QLD 4878

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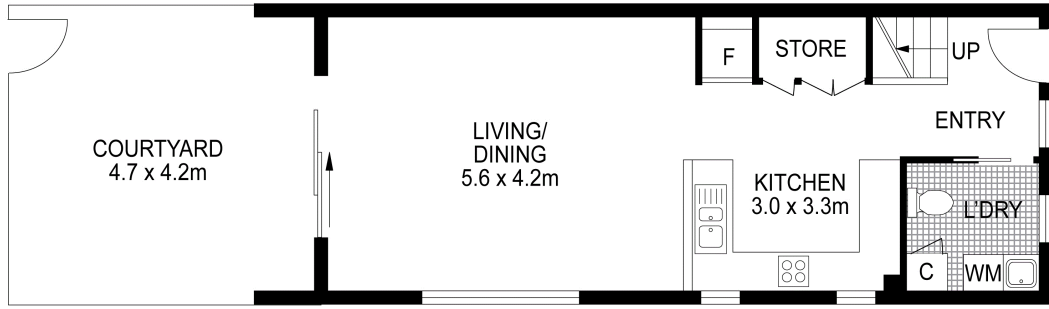


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FIRST FLOOR



GROUND FLOOR



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.

INT: 95 m<sup>2</sup>

8/43-45 Rutherford Street, Yorkeys Knob

**LJ Hooker**  
Cairns Beaches

