



## Yorkeys Knob, 14/538 Varley Street

Investment or lifestyle in one-bedroom end unit

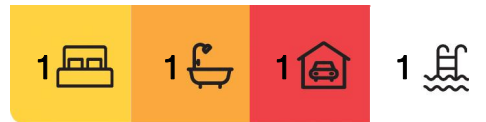
Whether you are looking to grow your investment portfolio or simplify your living, this well-appointed unit is the ultimate choice &ndash; secure, stylish and superbly low-maintenance. Situated as a top-floor end unit, it is one of the most desirable in the complex, offering privacy with extra windows for natural light and ventilation.

You will find a thoughtfully updated kitchen that flows effortlessly into the living and dining area, where you will be greeted by a balcony. The bedroom boasts two built-in robes, ensuring plenty of storage, while the modern bathroom is cleverly combined with the laundry to make everyday life a breeze. This unit also offers access to a sparkling shared pool.

For investors, you will love the strong rental income of \$380 per week &ndash; already secured with a tenant in place until July 2025. Body corporate levies are approximately \$3,270 per annum, and an allocated covered carport ensures your car is always secure.



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

**Contact**  
**Nick Pelucchi**  
0410 102 277  
[nick.pelucchi@ljhooker.com.au](mailto:nick.pelucchi@ljhooker.com.au)

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

BC Fees \$3270 pa approx.

Tenancy until July 2025 \$380pw

Morning viewings strictly by appointment only - virtual tour available on demand

## More About this Property

<b>Property ID</b>	TFHSS
<b>Property Type</b>	Unit
<b>House Size</b>	50 m <sup>2</sup>
<b>Including</b>	Air Conditioning Pool Balcony Built-in-Robes

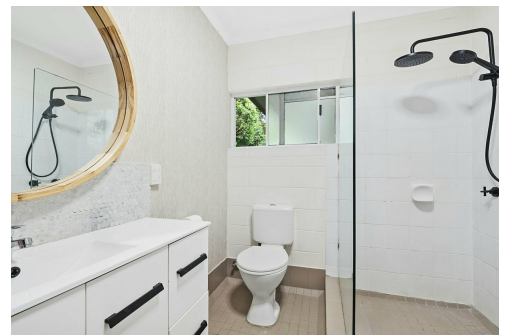
**Nick Pelucchi 0410 102 277**

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

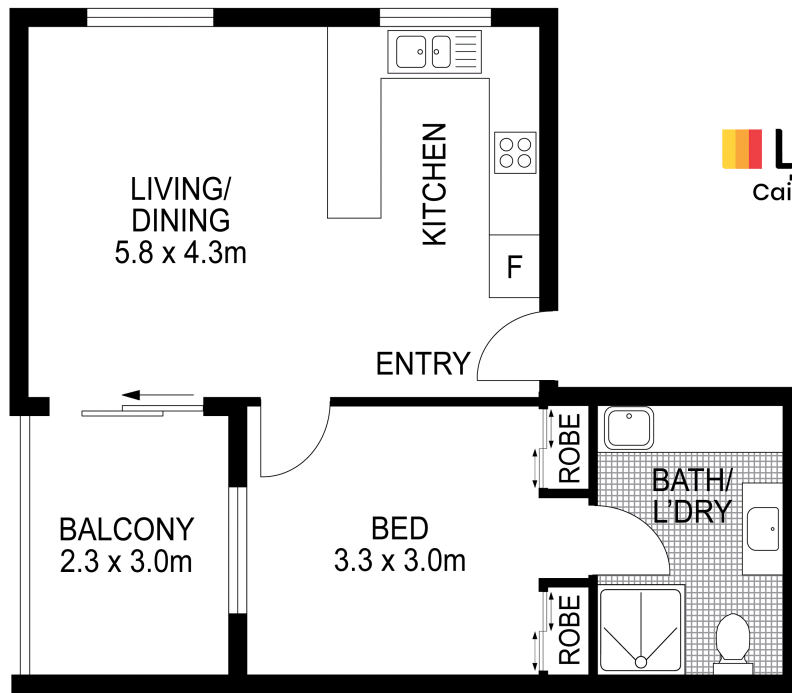
Shop 10/471 Varley Street, YORKEYS KNOB QLD 4878

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Cairns Beaches



INT: 45 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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