



## Yorkeys Knob, 6/17 Rutherford Street

### Perfect for Downsizers!

1-Bedroom Unit in Yorkeys Knob without compromising on size

Are you ready to embrace a simpler lifestyle? This delightful large 1-bedroom, 1-bathroom unit in the serene suburb of Yorkeys Knob offers the ideal opportunity for those looking to downsize without compromising on comfort or convenience.

#### Key Features:

- Spacious Living Area: Enjoy a bright and airy open-plan living space, perfect for relaxation or entertaining guests. The large windows allow natural light to flood in, creating a warm and inviting atmosphere.
- Modern Kitchen: The well-appointed kitchen features ample storage, modern appliances, and a convenient breakfast bar, making meal preparation a breeze.
- Comfortable Bedroom: The bedroom includes built-in robes, providing plenty of storage while maintaining a clean and uncluttered look.



**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**  
Offers over \$299,000 U/C

**View**  
By Appointment

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

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

- Brand New Air Conditioning: Stay cool during the warm summer months with split system air conditioning, ensuring your comfort year-round.
- Private Balcony: Step outside to your own private balcony, perfect for enjoying your morning coffee or unwinding in the evening.
- Community Amenities: Take advantage of the complex's inviting pool, perfect for a refreshing dip on hot days.
- Convenient Parking: The property includes a dedicated carport, ensuring your vehicle is protected and easily accessible with lock up storage.

**Location:**

Situated in the peaceful Yorkeys Knob, this unit is just a short drive from local amenities, including shops, cafes, and beautiful beaches. Enjoy the tranquillity of suburban living while being close to everything you need.

This property is an excellent choice for those looking to downsize without sacrificing quality, or comfort. Don't miss out on this fantastic opportunity to simplify your lifestyle in a beautiful setting.

Contact us today to arrange a viewing and discover your new home!

## More About this Property

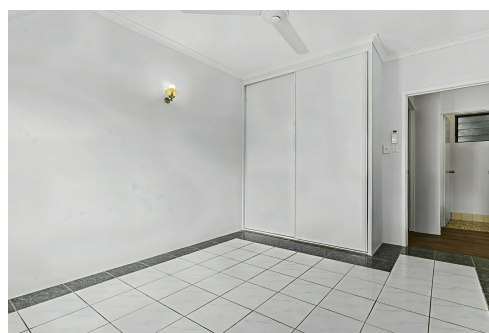
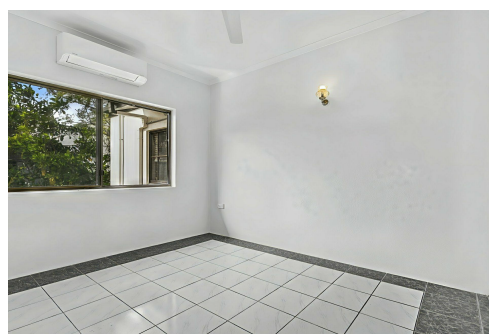
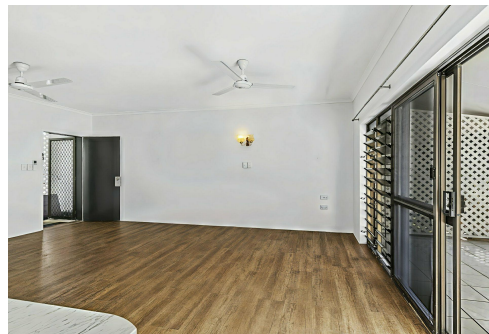
<b>Property ID</b>	TS9HSS
<b>Property Type</b>	Unit
<b>House Size</b>	69 m2
<b>Including</b>	Air Conditioning Pool Balcony Built-in-Robes Storage

**Nick Pelucchi 0410 102 277**

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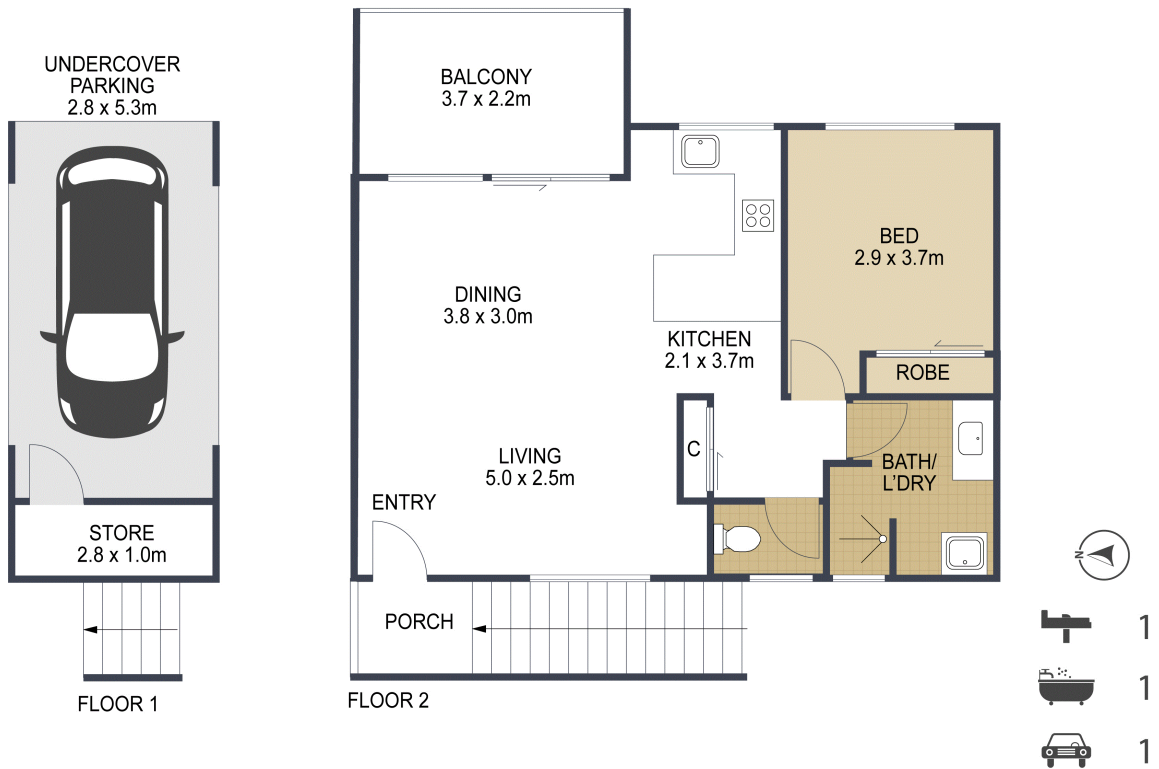
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ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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)