







6/17 Rutherford Street, Yorkeys Knob

Relaxed Tropical Living in the Heart of Yorkeys Knob

Positioned in a convenient Yorkeys Knob location, 6/17 Rutherford Street presents an inviting opportunity for buyers looking to secure an easy-care home, coastal base or investment just moments from everything this relaxed beachside community has to offer.

Step inside and you will immediately appreciate the surprisingly generous proportions. The open-plan living and dining area creates a comfortable central hub, complemented by timber-look flooring, air-conditioning and plenty of natural light. Flowing from the living space, the covered balcony provides a great extension of the home — perfect for your morning coffee, an afternoon drink or simply enjoying the tropical Cairns climate.
The practical kitchen offers excellent bench space, plenty of cabinetry and a breakfast bar connecting seamlessly with the main living area.

The spacious bedroom provides built-in storage and air-conditioning, while the oversized bathroom adds another layer of practicality with its generous vanity, shower and integrated laundry facilities.

There is a relaxed simplicity to this property that makes it easy to see yourself settling straight in, while also offering plenty of potential for

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FOR SALE
OFFERS CONSIDERED

VIEW
By Appointment

AGENTS

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AGENCY

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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.

those wanting to add their own personal touches over time.

Property highlights include:
· Spacious open-plan living and dining
· Generous bedroom with built-in storage
· Air-conditioning and ceiling fans
· Practical kitchen with breakfast bar and excellent bench space
· Large bathroom with internal laundry
· Covered private balcony
· Low-maintenance apartment living
· Excellent opportunity for owner-occupiers, first-home buyers or investors
· Low Body Corporate of $5000 approx.

Yorkeys Knob continues to be one of Cairns favourite beachside communities, offering a laid-back lifestyle within easy reach of the beach, Half Moon Bay Marina, local cafes, shops and sporting facilities, while Cairns CBD and the airport remain conveniently accessible.

Whether you are searching for an affordable coastal home, a lock-up-and-leave Cairns base or your next investment, 6/17 Rutherford Street deserves your attention.

Contact Nick Pelucchi and the LJ Hooker Cairns Beaches team today to arrange your inspection.











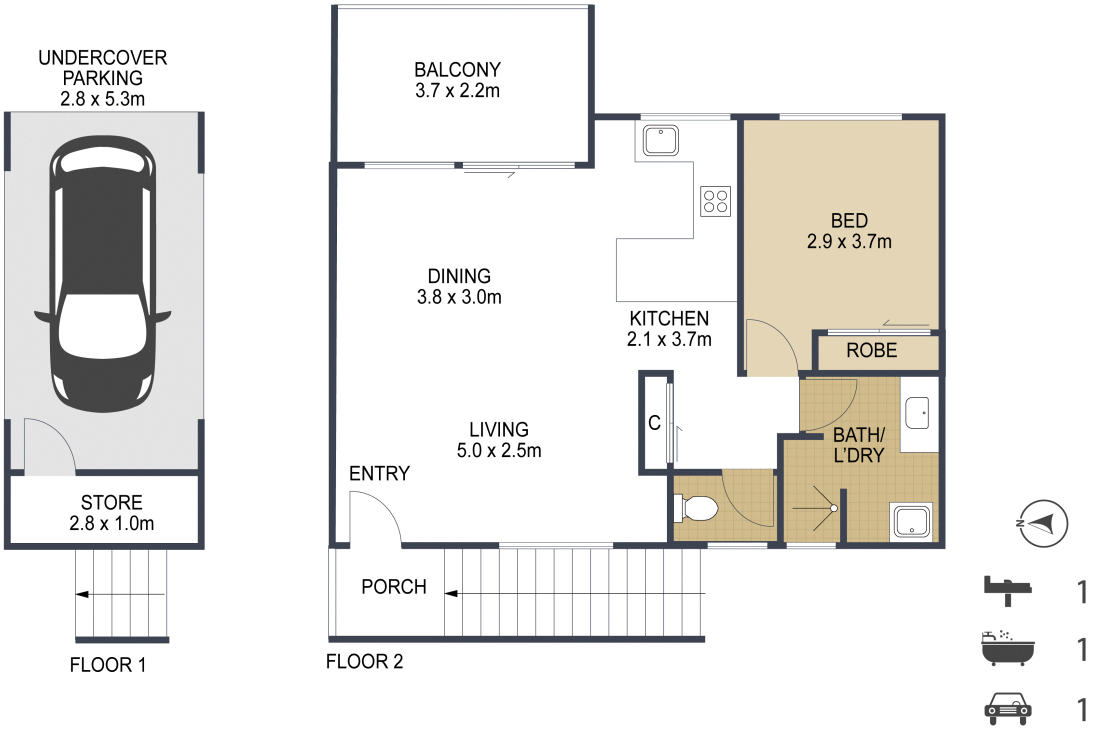
MORE DETAILS

Property ID	U8NHSS
Property Type	Unit
House Size	65 m2
Including	Air Conditioning
	Pool
	Balcony
	Outdoor Entertaining
	Built-in-Robes

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6/17 Rutherford 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

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