



**FULL DUPLEX - NO BODY CORP LEVIES**



4



2



2

## 1&2/3 Yarun Close, Wonga Beach

\$ 420,000 or \$212,500 each

These two units have been very well maintained and has always had great tenants. You have the option to either buy just one unit or both. Therefore you could live in one and rent the other out or have both as an investment. Yarun Close is a family friendly cal-de-sac street walking distance to the gorgeous beach. Most days you will find that you're the only person walking along the beach enjoying the sunshine looking over to the islands.

### PROPERTY FEATURES:

- Potential rental return of \$270 per week for each unit = \$540 per week rental return
- 1069sqm property \* Block exterior walls \* New colourbond fencing
- Colorbond roofing \* Fans and screens throughout
- Established fruit trees \* 2 large bedrooms in each unit
- Split-system airconditioning
- Electric cooking \* New patio area built on the front unit
- Single carport for each
- Both have a good size yard for a dog or the children to play
- Timber blinds and laminated flooring which is in great condition
- Annual Council Rates Approx: \$3344.92 (Duplex) or \$1,672.46 for one unit

<b>Property ID:</b>	L461501
<b>Property Type:</b>	Unit
<b>Carports:</b>	2
<b>Land Area:</b>	1069.0 sqm

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- Wonga Beach primary school has a great reputation otherwise a trip on the school bus will take them into Mossman.

Location: 15 minutes north of Mossman or 30 minutes north of Port Douglas.

These free standing units are larger than some homes, so inspect today because you won't be disappointed.