



4 Jamieson Street, Cardwell



Delightful duplex

Just a stone's throw away from the serene coastline, this delightful duplex presents an irresistible opportunity for the discerning investor. Boasting a generous 650m² allotment, this property is perfectly positioned a mere street away from the beach, encapsulating the essence of seaside living whilst promising a lucrative investment venture.

Each unit of the duplex comprises a well-appointed, air-conditioned bedroom featuring built-in wardrobes, ensuring comfort and convenience for tenants. The layout of each abode includes a practical bathroom, seamlessly catering to the needs of modern living.

The real allure lies in the property's versatility: investors have the option to capitalise on the robust rental market by letting both units; alternatively, one could reside in one

2 2 1 650 m²

Price	SOLD for \$365,000
Property Type	Residential
Property ID	1139
Land Area	650 m ²

Agent Details

Tamara Stokes - 07 4066 8700

Office Details

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while benefitting from the income of the second. For those with a creative vision, the potential to amalgamate the units into a spacious, single dwelling is a tempting proposition. Envision a two-bedroom, two-bathroom sanctuary with an expansive kitchen and an inviting media/entertainment area – a transformation that would cater to a more personal lifestyle while adding significant value.

Additional features include a sizable colorbond shed, an asset for storage needs, be it a boat, fishing equipment or other leisure paraphernalia, further enhancing this property's appeal.

With its enviable location, compelling versatility, and existing healthy rental returns, this duplex promises a blend of lifestyle and investment benefits that are too good to pass up. For the investor with an eye for potential, this property is a gem awaiting discovery.

Tenancy details

Unit 1: 12-month lease @ \$200.00 per week – lease expires 08/12/2024

Unit 2: 12-month lease @ \$220.00 per week – lease expires 14/03/2025

Please note we are required to give the tenant a minimum 24 hours' notice to gain access to the premises.

Contact Hinchinbrook Real Estate to arrange a private inspection today 07 4066 8700

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