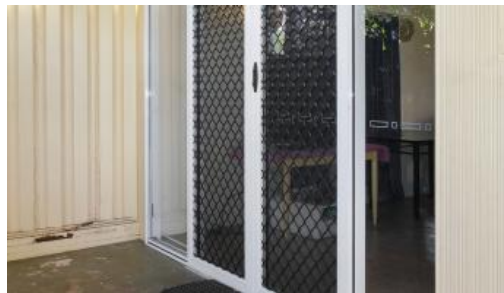




4 Jamieson Street, Cardwell



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

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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

Please note – All parties should make and rely upon their own enquiries in order to determine the accuracy of the information supplied. Some file photographs in use may have been taken some time ago. Please rely on your own inspection and investigations as the property may have changed since the photographs were taken. Hinchinbrook Real Estate bears no liability for any loss sustained due to inaccuracy or omission.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.