



6 Toos Close, COOEE BAY, QLD 4703

Solid Lowset Brick Duplex – Investment Opportunity or Dual Living

Positioned in an elevated location, this solid lowset brick duplex presents an outstanding opportunity for investors, owner-occupiers, or those seeking dual-living flexibility.

Comprising two well-appointed units offering open plan designs, both units have their own court yard with established gardens.

This property was designed for low-maintenance living and strong rental appeal.

Set on a single title and not part of a Community Management Scheme, there are no Body Corporate fees, providing greater flexibility and reduced ongoing costs.

Whether you're looking to live in one and rent the other, accommodate extended family, or maximise your investment returns, this property offers excellent potential for capital growth and attractive rental income.

Conveniently located within minutes' walk of the local shopping precinct, medical centre, and chemist, and close to schools, the property also enjoys a prime position just a 5-minute drive from Yeppoon CBD and schools and beautiful beaches of the Capricorn Coast.

Property Features:

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 111P1094

SALE DETAILS

**OFFERS OVER
\$795,000
CONSIDERED**

CONTACT DETAILS

Elders Yeppoon
16 Anzac Parade
Yeppoon, QLD
07 4939 5599

Russell Breach
0417 657 966

- Lowset brick duplex
- 2 x units, each with:
 - o 2 bedrooms
 - o 1 bathroom
 - o Air conditioning
 - o Security screens and fans throughout
- Single title
- No Body Corporate fees
- Elevated position
- Excellent investment potential
- Live in one, rent the other
- Walking distance to shops, medical facilities, and chemist
- Close to schools
- Approximately 5 minutes to Yeppoon CBD and Capricorn Coast beaches

A versatile property offering lifestyle, convenience, and investment potential in one attractive package.

Other features: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 762.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double carport







