



1/9 Cassia Street, YUNGABURRA, QLD 4884

Affordable Dual Living Opportunity in Yungaburra

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Positioned in Lakeside this unique property presents an outstanding opportunity for affordable dual living or flexible investment. Offering the versatility of a half duplex combined with a separate fully self-contained studio, the property provides an ideal solution for extended family living, guests or potential rental income.

The main residence is a comfortable two-bedroom half duplex with a private courtyard and its own single lock-up garage. Separate from the duplex is a masonry block fully self-contained studio complete with its own amenities and positioned alongside a spacious two-bay garage, creating excellent flexibility for additional accommodation, workspace or storage. Located just minutes from Yungaburra's caf  s, restaurants, markets and Lake Tinaroo, this property offers a rare combination of lifestyle, versatility and affordability in one of the Tablelands' most desirable communities. Ideal for owner-occupiers, investors or multi-generational families seeking flexible living options.

2 Bedroom Half Duplex Features include:

- Open plan living and kitchen with cross flow ventilation

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: 30P1918

SALE DETAILS

Offers Over \$595,000

CONTACT DETAILS

Malanda

21 James Street, Malanda
Malanda, QLD
07 4096 5666

Michelle Raso

0428 116 136

- Functional kitchen which opens on to the patio area
- 2 bedrooms both with built in robes
- Main Bathroom with linen storage and separate toilet
- Single Garage
- Outdoor patio overlooking the established gardens and neighbouring park
- Security Screens and ceiling fans

Granny Flat Features include:

- Large open plan living with built in kitchenette
- One bedroom
- Two way bathroom
- Double Garage with built in workshop benches
- Large outdoor patio area
- Security screens and ceiling fans

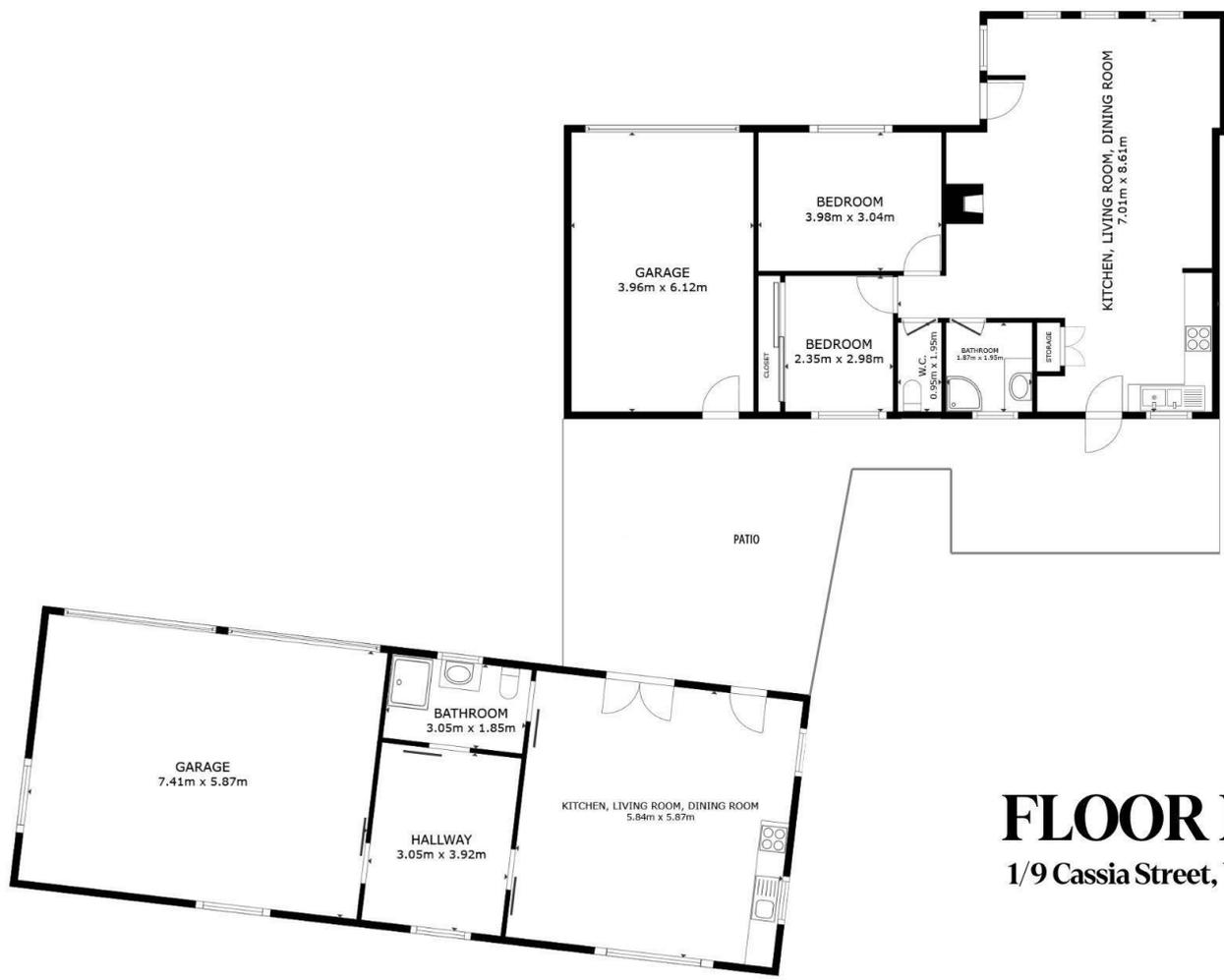
With no shared access and privately fenced yards the only body corporate expense is insurance. Freshly painted and now vacant with no past rental increases in the last 12 months this property is ready for new owners, contact Exclusive Elders Agent Michelle Raso on 0428 116 136 for more information or to arrange an inspection.

- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 3









FLOOR PLAN

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