

**1/23 Rutherford Street, Yorkeys Knob, Qld 4878**

**BENCHMARK**

**House For Sale**

Tuesday, 7 May 2024

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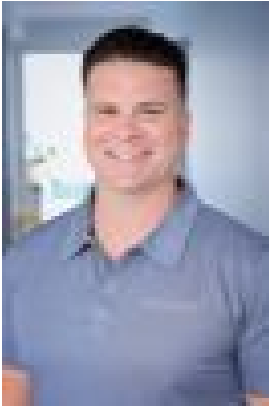
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 47 m2**

**Type: House**



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## CONTACT AGENT

Nestled within a quaint block of only 6, with lower-than-average BC fees, this recently renovated 2-bedroom, 1-bathroom (2 toilets!) townhouse epitomizes modern coastal living. Boasting a single lock-up garage and ample storage, this gem also features a private courtyard, perfect for hosting relaxed outdoor gatherings. Prime Location: Just a leisurely stroll away from the beach, local shops, and primary school. Convenient Access: Less than 15 minutes' drive to the airport and Smithfield shopping center, and a mere 20 minutes to the CBD. Contemporary Living: The ground floor offers an inviting open plan living and dining area, seamlessly connected to the private courtyard. Oh and the shared pool is heated! Chic Interiors: Enjoy the recent renovations which exude both style and functionality. Comfortable Retreat: Retreat to the second level where two spacious bedrooms await, complete with built-ins, air-conditioning, and a private balcony off the main bedroom. For investors: you'll see a rent of \$500-\$550 per week and with the Body Corp Fees and rates coming in at less than \$6000 p/a you can expect a great return. Don't miss out on this opportunity - We'll see you at the open home! Disclaimer: All information contained is gathered from sources we believe to be dependable. In preparation of this advertisement our best endeavors have been made to ensure the information contained is true and accurate. However, we accept no responsibility or liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective tenants are encouraged to make their own enquiries to verify the information contained in this advertisement.