



CROWNE

REAL ESTATE



6 Nicole Place Yamanto QLD

3 2 2

This 3 bedroom duplex with a double lock up garage is situated in the ever popular suburb of Yamanto. Being strata titled on an 849m2 corner block, the current tenancy will be finishing soon so this presents a great opportunity for an owner occupier or investor alike.

Both units are for sale, so you have options. Buy one unit to live in or rent out or buy both units and live in one and rent out the other.

Features of the property include:

- ? Modern in design and low maintenance
- ? U shaped kitchen with ceramic cooktop, stainless steel oven, dishwasher and single door pantry.
- ? Adjoining dining and air conditioned living area
- ? 3 bedrooms - all carpeted with robes and master has an ensuite.
- ? Neutral tones throughout

Price : \$ 315,000
Land Size : 424 sqm
View : <https://www.crownrealestate.com.au/6453016>

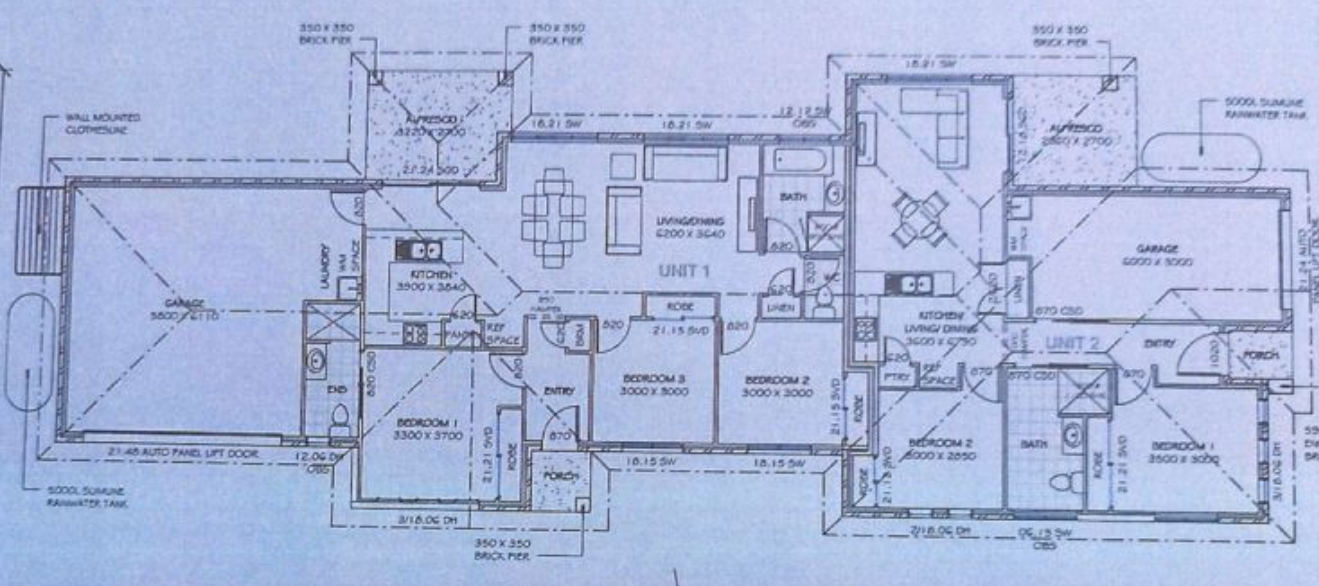


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REQUIRE DRAWINGS BY MAIL OF 77 ONE MIDDLE PLACE AND JARED COURT LOT 77 ONE MIDDLE PLACE AND JARED COURT LOT 77 ONE MIDDLE PLACE AND JARED COURT LOT 77 ONE MIDDLE PLACE



1. GROUND FLOOR
1:100



APPROX AREAS	
UNIT 1 - RESIDENCE	
LIVING	100.9M2
KITCHEN	43.9M2
BATH	2.2M2
PORCH	9.2M2
ALFRESCO	156.2M2
TOTAL	156.2M2
UNIT 2 - SECONDARY DWELLING	
LIVING	69.2M2
KITCHEN	22.4M2
BATH	2.0M2
PORCH	6.0M2
ALFRESCO	101.6M2
TOTAL	201.6M2
TOTAL AREA	257.8M2
PERIMETER	452.30.0
SITE AREA	643M2
SITE COVER %	30%

NOTES: DRAWING SYMBOLS USED ON THIS DRAWING MAY NOT BE A TRUE REPRESENTATION OF ITEMS INCLUDED IN CONTRACT. REFER TO CONTRACT FOR SPECIFIED ITEMS

CLIENT..... DATE.....
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