

4 Jared Court Yamanto QLD

2 1 1

This 2 bedroom duplex with a single 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
- ? Compact kitchen with ceramic cooktop, stainless steel oven, dishwasher and single door pantry.
- ? Adjoining dining and air conditioned living area
- ? 2 bedrooms - both carpeted with robes and ceiling fans.
- ? Neutral tones throughout
- ? Covered pergola

Price : \$ 265,000
Land Size : 424 sqm
View : <https://www.crownrealestate.com.au/6453201>

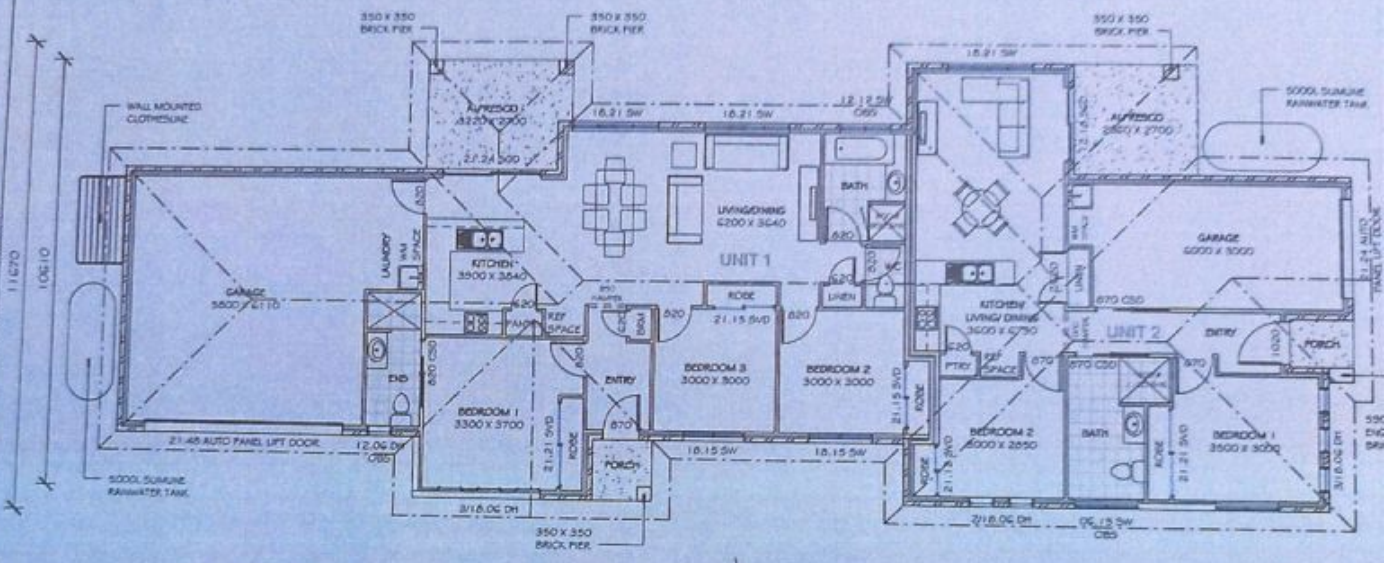


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MAYBEAT DEVELOPMENT/MAINTENANCE OF 77 ONE MIDDLE PLACE & JARED COURT TOWARD THE FRONT 2' W



1 .GROUND FLOOR
1:100



APPROX AREAS

UNIT 1 - RESIDENCE	
LIVING	100.9M ²
GARAGE	43.9M ²
PORCH	2.2M ²
ALFRESCO	9.2M ²
TOTAL	156.2M²
UNIT 2 - SECONDARY DWELLING	
LIVING	63.2M ²
GARAGE	22.4M ²
PORCH	2.0M ²
ALFRESCO	6.0M ²
TOTAL	93.6M²
TOTAL AREA	257.8M²
PERIMETER	452.30.0
SITE AREA	643M ²
SITE COVER %	30%

NOTE: 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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