

## 42 EIFFEL DR. - 3 BED HOUSE IN BREAKERS

Breakers, Savannah & Bodden Town, Cayman Islands

MLS#: 419412

**CI\$535,000**



Income-Generating Property on Eiffel Drive, Breakers Built in 2019, well maintained, and positioned on elevated land above street level, this dual-unit property in Breakers offers a modern, flexible layout with excellent rental income. The raised elevation provides improved drainage and protection during heavy rains, making this a smart long-term investment. Sitting on a 0.22-acre lot, the property features approximately 1,600 sq ft of total living space and can easily be converted back into a single-family home, thanks to a sealed internal doorway between the two units.

**Property Overview:**

- Lot size: 0.22 acres
- Total area: Approx. 1,600 sq ft
- Configuration:
  - o Unit 1: 2 Bedrooms, 2 Bathrooms
  - o Unit 2: 1 Bedroom, 1 Bathroom
- Convertible layout: Units are separated by a sealed internal door, allowing easy reunification into one home
- Access: Each unit has private front and rear entrances
- Outdoor Space: Shared backyard garden, ideal for relaxing or BBQs
- Parking: Front yard fits up to 3 vehicles
- Monthly Rental Income:
  - o Unit 1: C\$ 1,900
  - o Unit 2: C\$ 1,100
  - o Total: C\$ 3,000

**UNIT 1 – 2 Bedrooms / 2 Bathrooms**

- Bright and spacious interior with tiled flooring throughout
- Entry opens into a comfortable living and dining area
- Generous kitchen with Whirlpool appliances and electric stove
- Work-from-home friendly: space accommodates a dedicated desk or office nook
- Laundry room with:
  - o Washer & dryer
  - o Utility sink
  - o Ample storage
- Private front and rear access

**UNIT 2 – 1 Bedroom / 1 Bathroom**

- Compact yet highly functional layout
- Tiled flooring throughout
- Efficient kitchen with gas stove
- Washer and dryer integrated into kitchen area
- Private front and rear access
- Ideal for singles or couples

This is a fantastic opportunity to own a flexible, income-generating property in a peaceful and growing community. Whether you want to keep it as an investment, live in one unit and rent the other, or convert it back into a single-family home — the choice is yours. Contact us today to schedule a viewing and learn more about this rare find in Breakers!

## Essential Information

Type <b>Residential (For Sale)</b>	Status <b>Current</b>	MLS <b>419412</b>	Listing Type <b>Homes</b>
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## Key Details

Bed <b>3</b>	Bath <b>3</b>	Block & Parcel <b>56C,86</b>	Year Built <b>2019</b>
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## Additional Fields

Views <b>Garden View</b>	Foundation <b>Slab</b>
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## Property Features

Den <b>Yes</b>	Furnished <b>Yes</b>
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