

Sold



2 Fysh Street, Emerald



## DON'T MISS THIS OPPORTUNITY

Welcome to this inviting 4-bedroom low-set brick home, ideally located just a short distance from Emerald's local amenities in a cul-de-sac street. Whether you're an astute investor seeking excellent rental returns or a first-time homebuyer searching for a perfect starter home, this property is not to be missed! This solid double-brick residence offers year-round comfort and an array of features, including:

- Spacious kitchen complemented by separate lounge and dining areas
- Bedrooms thoughtfully positioned at the rear of the home for enhanced privacy
- Generously sized bathroom
- Convenient computer nook adjacent to the laundry, which is ideally located near the kitchen
- Single carport, a dedicated entertainment area, and a practical garden shed
- Land size 945m<sup>2</sup>
- Fully fenced backyard with side access
- Rental appraisal of \$500 - \$550 per week

Offering exceptional value and situated in the heart of Emerald, this home is perfect for both investors and first-time buyers. For further details or to schedule an inspection, please contact Rob McFarlane at 0438 792 968 or reach out to our friendly team at Blue Moon TK Property. We're committed to assisting you with all your real estate needs. Please note that while we strive for accuracy in our information,

4 1 2 945 m2

<b>Price</b>	SOLD for \$340,000
<b>Property Type</b>	Residential
<b>Property ID</b>	10999
<b>Land Area</b>	945 m2

### AGENT DETAILS

Rob McFarlane - 0438 792 968  
Paris Hamblin - 1800 875 875

### OFFICE DETAILS

Emerald  
34 Egerton St Emerald, QLD, 4720  
Australia  
0749875875



prospective buyers should verify all details independently.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*