

Sold



Unit 6, 6 Clark Dr, Emerald



## AFFORDABLE AND CONVENIENT!

### Affordable and Convenient!

Discover this 2-bedroom, 1-bathroom unit, perfectly suited for investors or those seeking a comfortable and low-maintenance property, this offers excellent value and convenience. Current Market rental Appraisal - \$390.00 -430.00 per week.

#### Key Features:

- Box air conditioning and ceiling fans ensure year-round comfort.
- Recently painted for a refreshed look.
- Built-in wardrobes in the bedrooms
- Enjoy a private grassed area, ideal for relaxation or a small garden.
- Includes a carport for undercover parking.
- Convenient choice for families close to the centre of town and within proximity to Denison State High School.
- Fitted with curtains
- Office/ Spare room
- New roof sheeting & screens

#### Outgoings:

- Body Corporate – 6 monthly = \$1,037.11
- Rates – 6 Monthly = \$1,362.70
- Water Rates – 6 Monthly = \$393.50

2 1 1

**Price** SOLD for \$219,050

**Property Type** Residential

**Property ID** 11213

#### AGENT DETAILS

Paris Hamblin - 1800 875 875

Rob McFarlane - 0438 792 968

#### OFFICE DETAILS

Emerald

34 Egerton St Emerald, QLD, 4720  
Australia

0749875875



**Book Your Inspection Today!**

Don't miss out on this fantastic investment opportunity. For additional information or to arrange your inspection, contact Rob McFarlane on 0438 792 968, Paris Hamblin on 0400 668 542 or reach out to any of our friendly team at Blue Moon TK Property. We're here to guide you through the process of securing your next property.

**Disclaimer:**

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