

Sold

Unit 1, 45 Opal St, Emerald



SIMPLE, SMART, AND AFFORDABLE!

🚗 2 🚿 1 🚗 1

Introducing this 2-bedroom, 1-bathroom unit, a short walk to Emerald's aquatic centre and tennis courts and close to the town centre this property is an ideal choice for savvy investors or anyone seeking a comfortable, low-maintenance lifestyle. With its combination of excellent value and prime convenience, this property stands out in today's market. Leased until 20th of July at \$220 per week. Current market rental appraisal: \$250.00 - \$300.00 per week."

Price SOLD for \$185,000

Property Type Residential

Property ID 11275

AGENT DETAILS

Rob McFarlane - 0438 792 968

Paris Hamblin - 1800 875 875

OFFICE DETAILS

Emerald

34 Egerton St Emerald, QLD, 4720
Australia

0749875875



Key Features:

1. 2 bedrooms with built-in cupboards.
2. Air conditioning throughout
3. Open-plan kitchen, lounge, and dining areas.
4. Single carport.
5. External laundry.

Outgoings:

- Body Corporate – 3 monthly = \$1,037.11
- Rates – 6 Monthly = \$1,576.00
- Water Rates – 6 Monthly = \$393.50

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:

We have made every effort to ensure the information provided is accurate and reliable. However, we accept no responsibility for any errors, inaccuracies, or misstatements. Prospective purchasers are encouraged to conduct their own inquiries to verify all information provided.

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.