



## LOOKING FOR LARGE HOME OR INVESTMENT, LOOK NO FURTHER!

Ideal for families or savvy investors, this generously sized four-bedroom home is just a stone's throw from the local school and town center. With strong rental returns of \$650.00 per week, it offers both lifestyle convenience and investment appeal.

### Key Features:

- Expansive kitchen with ample storage
- Comfortable lounge room
- Split system air conditioning to lounge and master bedroom.
- Freshly painted interiors
- Established lawns and gardens
- Double bay garage
- Built-in wardrobes in all bedrooms
- Fully fenced yard for privacy and security
- Land size - 764m<sup>2</sup>
- No easements
- Flood free
- Rates - \$1813.53 / 6 months
- Water - \$367.84 / 6 months
- Tenanted until 09/07/26 @ \$650pw

This incredible family home is nestled in a prime location within Emerald, offering easy access to local amenities, schools, and shops. Don't miss this opportunity to make this beautiful property your own! Book Your

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<b>Price</b>	\$485,000
<b>Property Type</b>	Residential
<b>Property ID</b>	11343

### AGENT DETAILS

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

### OFFICE DETAILS

Emerald  
34 Egerton St Emerald, QLD, 4720  
Australia  
0749875875



Inspection Today!

For additional information or to arrange an inspection, contact: & Rob McFarlane 0438 792 968,

Paris Hamblin 0400 668 542 or reach out to any of our friendly team at Blue Moon TK Property.

We're here to assist you in 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 details.

*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.*