

Under Contract



Unit 3, 15-17 Roberts St, Emerald



## INVESTMENT OPPORTUNITY OR UNIT TO CALL HOME!

This well-maintained 2-bedroom unit is a fantastic opportunity for investors looking to expand their portfolio with strong rental returns and hassle-free living.

### Property Highlights:

- Two spacious bedrooms, both with built-in wardrobes
- Sleek, contemporary kitchen featuring stainless steel appliances
- Open plan living including dining area
- Two-way bathroom to the main bedroom
- Split-system air-conditioning throughout
- Integrated laundry space for added practicality
- Covered outdoor alfresco entertainment area - ideal for relaxing or hosting guests
- Private lock-up garage - ideal for safety and storage

### Property Outgoings:

- Rates- \$1298.10 / 6 months
- Water- \$393.50 / 6 months

### Body Corporate Details:

- Body Corporate- \$1363.17 / 6 months

### Lease Details:

- Currently leased until September 2nd @ \$380per week
- Rental income expected to increase to \$430-\$450 per week in

🚗 2 🚿 1 🚗 1

**Price** Offers over \$225,000

**Property Type** Residential

**Property ID** 11417

### AGENT DETAILS

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

### OFFICE DETAILS

Emerald  
34 Egerton St Emerald, QLD, 4720  
Australia  
0749875875



September,

With low-maintenance appeal and a solid investment potential, this unit is ready to deliver both financial and lifestyle benefits.

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.*