







PRIME INVESTMENT - DUAL INCOME OPPORTUNITY - FLOOD-FREE & CLOSE TO EVERYTHING!

Located in a sought-after flood-free area in the heart of Emerald, this low-set duplex presents an outstanding opportunity for an investor or owner occupier looking to maximize rental returns or enjoy a dual living setup. Well-positioned on a fully fenced block, each side of the duplex offers comfortable, low maintenance living with its own private yard space. Whether you're looking to live in one and rent the other, accommodate extended family, or simply add a high-performing asset to your portfolio, this property is sure to tick all the boxes.

Each unit features:

- 2 well-sized bedrooms, ideal for small families or couples
- Split system air-conditioning to the main bedroom and open-plan living area, ensuring year-round comfort
- Open-plan living and dining space with practical layout
- Well-appointed kitchen with great storage
- Separate shower and toilet – perfect for shared living
- Internal laundry with external access for added convenience
- Covered carport
- Large, secure backyard with full fencing – ideal for pets or children
- Established lawns and easy-care gardens
- Unit 1 - 3m x 3m garden shed
- Flood Free
- Each unit currently Rented for $330pw until mid-September 2026

4 2 2

Price	SOLD for $485,000
Property Type	Residential
Property ID	11441

AGENT DETAILS

OFFICE DETAILS

Emerald
34 Egerton St Emerald, QLD, 4720
Australia
0749875875

- Rates $2474.08 / 6 months
- Water $787.00 / 6 Months
- No Body Corp

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.

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