







MOTIVATED VENDOR = PRICE SLASHED! UNIQUE ONE OFF OPPORTUNITY FOR THE ASTUTE INVESTOR TO SECURE 17, 2 BEDROOM TOWNHOUSES IN THE CENTRE OF TOWN!

Presenting an unbeatable opportunity to secure a whopping Seventeen low maintenance townhouses in a superbly convenient locale, being positioned directly across from the Emerald Hospital and directly behind McDonald's.

Each residence has been well-designed to harness low maintenance living and upkeep, providing a fantastic foundation for your investment portfolio.

Seventeen townhouse complex available as a whole package, with leases in place;

1/9 Cypress Drive - 5 th Aug 2023 - 4th August 2024 at $1,651.19 monthly (rent increases to $1781.55pm 5/8/24)

2/9 Cypress Drive –16th Feb 2024 – 20th February 2025 at $380 per week from (Rent increases 16th August 2024 - $400.00)

3/9 Cypress Drive – 18th June 2024 – 23rd June 2025 at $330 per week - from (Rent increases 18th June 2024 $360.00)

4/9 Cypress Drive – 16th April 2024 – 1st July 2025 at $1,516.67 per month - from (Rent increases 26th June 2024 - $1564.28 per month)

5/9 Cypress Drive – 5 th June 2024 – 10th June 2025 at $360 per week

2 2 2 2,659m2

Price	SOLD for $3,050,000
Property Type	Residential
Property ID	7561
Land Area	2,659 m2

AGENT DETAILS

OFFICE DETAILS

Emerald
34 Egerton St Emerald, QLD, 4720
Australia
0749875875

6/9 Cypress Drive – 12th July 2024 – 8th September 2025 at $1,477.37 monthly (Rent increases $1564.29pm 3rd September 2024)

7/9 Cypress Drive – 14th June 2024 – 19th June 2025 at $340 per week – (Rent increases 14th June 2024 - $360.00pw)

8/9 Cypress Drive – 22nd June 2024 – 23rd January 2025 at $1651.19 per month – (Rent increases 22nd June 2024 - $1781.55 per month)

9/9 Cypress Drive – 24th May 2024 - 29th May 2025 at $300 per week

10/9 Cypress Drive – 26 th July 2024 – 31st July 2025 at $380 per week (Rent increases 26/7/24 $410pw)

11/9 Cypress Drive – 22nd March 2024 – 20th March 2025 at $360 per week

12/9 Cypress Drive – 5 th August 2023 - 4th August 2024 at $1,477.38 monthly (Rent increases 5/8/24 - $1781.55pm)

13/9 Cypress Drive – 2 nd Aug 2023 - 1st August 2024 at $1,477.38 Monthly (Rent increases $1781.55 on 2/8/24)

14/9 Cypress Drive – 11th June 2024 – 16th June 2025 at $360 per week – (Rent increases from 11th June $410.00 per week)

15/9 Cypress Drive – 17th April 2024 – 16th April 2025 at $1564.28 monthly

16/9 Cypress Drive – 27 th August 2024 – 28th August 2025 at $340 per week (Rent increases to $360pw from 27/8/24)

17/9 Cypress Drive – 17th April 2024 - 22nd April 2025 at $1564.28 per month

- Furniture included for seven of the units- Exceptional investment opportunity for the astute buyer
- Competitive pricing for a great yield potential
- Convenient location, with all amenities within easy access

With the current rental crisis, this is the time to secure this complex whilst the buy in price is still this low! An inspection is a must to fully appreciate all that is on offer. Book your inspection today before it's too late!

For additional information or to arrange your inspection, please contact Selena Berry from Blue Moon TK Property on 0448 880 040.

We have in preparing this information used our best endeavors to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained.

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.