



9 Mount Macarthur Boulevard, Capella

## Smart Investment Opportunity - Currently Tenanted

Positioned for convenience and offering immediate returns, this well-appointed property presents an excellent opportunity for investors looking to secure a solid asset in a strong market. With a tenancy already in place, you can enjoy instant income while benefiting from future growth potential.

Featuring a practical layout and neutral colour palette, the home is low-maintenance and appealing to a broad tenant market. Ideally located close to local schools, shops, and everyday amenities, it ensures ongoing rental demand.

### Property Features:

- 4 bedrooms with built-ins
- Master bedroom featuring Ensuite
- Spacious kitchen with ample storage
- Open-plan living and dining
- Additional lounge/Family room
- Air-conditioning throughout
- Functional laundry with storage
- Double garage
- Fully Fenced

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**FOR SALE**  
OFFERS ABOVE \$389,000

### AGENTS

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### AGENCY

LJ Hooker Emerald  
(07) 4987 5355

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



- Rates Notice \$2,607.00 p/a Approx.
- Water Notice \$866.00 p/a Approx.

#### Rental Information

- Lease end 30.03.2026
- Rental Income \$450.00 p/w
- Last rental increase 30.03.2025
- Lease will be renewed \*

With a tenancy already secured, this is a ready-made investment not to be missed. For further information or to arrange your private inspection, contact us today.

Disclaimer: Information contained herein is gathered from sources we believe to be reliable. Prospective purchasers should rely on their own enquiries. The property is sold subject to existing tenancy arrangements and other conditions outlined in the contract of sale.

#### MORE DETAILS

Property ID	WH8FJ0
Property Type	House
House Size	134 m2
Land Area	713 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

#### Brenda Logovik 0418 711 507

Principal | Licensee | Sales Specialist |  
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