



99 Opal Street, Emerald

DUAL INCOME DUPLEX - \$640 PER WEEK RENTAL RETURN

An excellent investment opportunity, this neat and tidy duplex offers two identical 2-bedroom units, providing a combined rental income of \$640 per week. Both units are well presented and feature a practical open-plan layout, making them appealing to tenants and providing a solid investment opportunity.

Each unit features:

- Two bedrooms with built-in cupboards
- Air conditioning to both bedrooms
- Air conditioning to the main living area
- Large functional kitchen
- Open-plan living and dining
- Single car accommodation
- Neat and low-maintenance presentation
- No body corporate
- Rates Notice \$3,289.74 Half Yearly Approx.
- Water Notice \$1,116.70 Half Yearly Approx.
- Gross annual rental yield: 7.25% Approx.

Rental Information

Unit 1:

12 Month Lease

4 2 2

FOR SALE
OFFERS ABOVE \$439,000

VIEW
By Appointment

AGENTS

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AGENCY

LJ Hooker Emerald
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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.



Lease End 28/01/2027
Weekly income \$320.00
Last increase 27/01/2026

Unit 2:
12 Month Lease
Lease end 17/12/2026
Weekly income \$320.00
Last increase 16/12/2025

Conveniently positioned close to the Golf Course, Town Pool, Schools, Tennis Courts and local parks, the property offers an attractive location for tenants. With both sides currently rented at a combined \$640 per week, this property provides an immediate rental return and the added benefit of two separate tenancies. Contact the team at LJ Hooker today to arrange your inspection.

Disclaimer we have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this advertisement.

MORE DETAILS

Property ID	WT5FJ0
Property Type	DuplexSemi-detached
House Size	111 m2
Land Area	755 m2
Including	Air Conditioning Toilets (2) Courtyard Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

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