



11 Brooks Street, Emerald

Solid Investment or Renovator's Opportunity - Walking Distance to the CBD

Positioned within easy walking distance to the CBD, this well-located 3-bedroom home presents an excellent opportunity for investors seeking an immediate rental return or buyers looking to add value through future renovations.

With a lease already in place, investors can enjoy income from day one, while renovators can secure a property with plenty of potential in a sought-after location.

Property Features:

- Three spacious bedrooms
- Open plan lounge, dining and kitchen
- Air-conditioned for year-round comfort
- Front sunroom - ideal as a home office, study or additional living space
- Fully fenced yard
- Large undercover entertaining area
- Storage room with additional storage options
- Two garden sheds

3 1 2

FOR SALE
OFFERS ABOVE \$319,000

AGENTS

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AGENCY

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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.



- Two extra carports plus side BBQ and entertaining area
- Rates Notice \$3,328.72 p/a Approx.

Rental Information:

- Lease end 27/11/2026
- Rental Income \$320.00 p/w
- Last rental increase 28/05/2025

Whether you're looking to expand your investment portfolio with a tenanted property or searching for your next renovation project, this home offers endless possibilities in a convenient location. Invest today, renovate tomorrow, or simply enjoy the potential this property has to offer.

Disclaimer we have in preparing this advertisement used our best endeavors 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	WQEFJ0
Property Type	House
House Size	112 m2
Land Area	977 m2
Including	Air Conditioning Outdoor Entertaining Workshop Secure Parking Fully Fenced

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