



12 Copland Street, Emerald

Secure Investment with \$500 Weekly Rental Return

Located on the popular northside of town, this home is within easy walking distance of local schools and parks, making it a convenient choice for families and investors alike.

Property Features:

- 3 spacious bedrooms
- Built-in robes
- Functional family bathroom
- Separate toilet
- Separate living and dining areas
- Kitchen with modern appliances
- Ample kitchen storage
- Split-system air conditioning
- North-facing backyard
- Generous 602m allotment
- Double carport with space for 2 vehicles
- Established home constructed in 1970

12 Month Lease end date 27/08/27

Rent - \$500 per week

Council Rates - \$1,970.16 (half yearly)

Water Rates - \$679.10 (half yearly)

3 1 2

FOR SALE

Please Call

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.



Gross rental yield: \$26,000 (5.92%)

Conveniently located close to schools, parks and local amenities

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	WS2FJ0
Property Type	House
Land Area	602 m2
Including	Air Conditioning
	Toilets (1)
	Built-in-Robes

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Principal | Licensee | Sales Specialist |
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