



13 Cominos Place, Emerald

## Prime Investment Opportunity - Modern, Low-Maintenance Home!

This well-presented and renovated home is perfect for investors seeking a high-quality, low-maintenance property with strong rental appeal. Featuring modern décor, quality fixtures, and versatile living spaces, which already has long term tenants.

### Property Features:

- Stylish kitchen and open plan to the dining area
- Spacious separate lounge
- Main bedroom with walk-in robe and ensuite
- Two additional bedrooms with built-in robes
- Fourth bedroom/rumpus room with feature wall, timber-look flooring, built-in robes, and desk/storage
- Separate office - ideal for a work-from-home tenant
- Split system air conditioning for year-round comfort
- Modern bathroom with stylish vanity, separate shower and bath
- Large covered outdoor entertainment area
- 6m x 4m powered Colorbond shed
- Manicured lawns and gardens with sprinkler system - minimal maintenance required

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**FOR SALE**  
OFFERS ABOVE \$479,000

### 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.

 **LJ Hooker**

- Flood Free.
- Close to kindergarten, primary and secondary schools - strong appeal for families
- Built in 1990.
- Rates Notice \$3,355.06 p/a (Excluding Water Usage)

**Rental Information:**

- Long Term Tenants.
- Rent increasing to \$580.00p/w in December 2025.
- Lease ends 02/12/2026.
- Weekly Rental Income \$540.00.
- Last Rental Increase 06/12/2024.

This property combines modern living, low upkeep, and an excellent location, making it an ideal addition to any investment portfolio. Contact us today to arrange a viewing - don't miss this opportunity!

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	WBJFJ0
Property Type	House
House Size	205 m2
Land Area	766 m2
Including	Study Air Conditioning Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced

**Brenda Logovik 0418 711 507**

Principal | Licensee | Sales Specialist |  
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