



16 Kidd Street, Emerald

## Private, Low-Maintenance Investment on a Generous Block

Tucked away from the street and surrounded by lush lawns, established trees, and well-maintained gardens, this property presents an outstanding opportunity for savvy investors seeking strong tenant appeal and long-term growth. With its spacious layout, practical features, and family-friendly design, this home is perfectly suited to attract quality tenants and deliver consistent returns.

### Property Features:

- 4 well-sized bedrooms with built-in robes
- Ceiling fans & split system air conditioning throughout
- Open plan living and dining
- Modern bathroom and updated laundry
- Large undercover entertainment area
- 9m x 6m powered shed
- Positioned on just over a 1/4 acre allotment
- Fully fenced with front and rear access
- Rates Notice \$3,719.88 p/a Approx.

### Rental Information:

- Lease end 19/08/2026
- Rental Income \$580.00 p/w
- Last Rental Increase \$20/02/2025

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**FOR SALE**  
OFFERS ABOVE \$569,000

### 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.



Set on a spacious block with excellent functionality, this property offers the ideal combination of low-maintenance living and strong rental demand potential. A smart addition to any portfolio with broad appeal to families and long-term tenants alike. Enquire today to secure a solid investment 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	WHZFJ0
Property Type	House
House Size	142 m2
Land Area	1029 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage

### Brenda Logovik 0418 711 507

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